

36 ALLARD STREET

St Albans, Christchurch

4 Architecturally designed townhouses



BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

Over the past few years we have fine tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability and affordability.

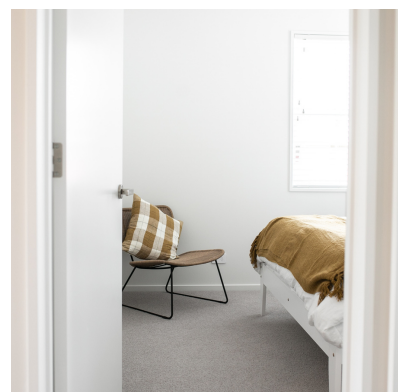
“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”

– Vincent Holloway, Brooksfield director

THE BROOKSFIELD DIFFERENCE

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home you'll find stone benchtops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.

Recently completed development at 24 Hendon Street



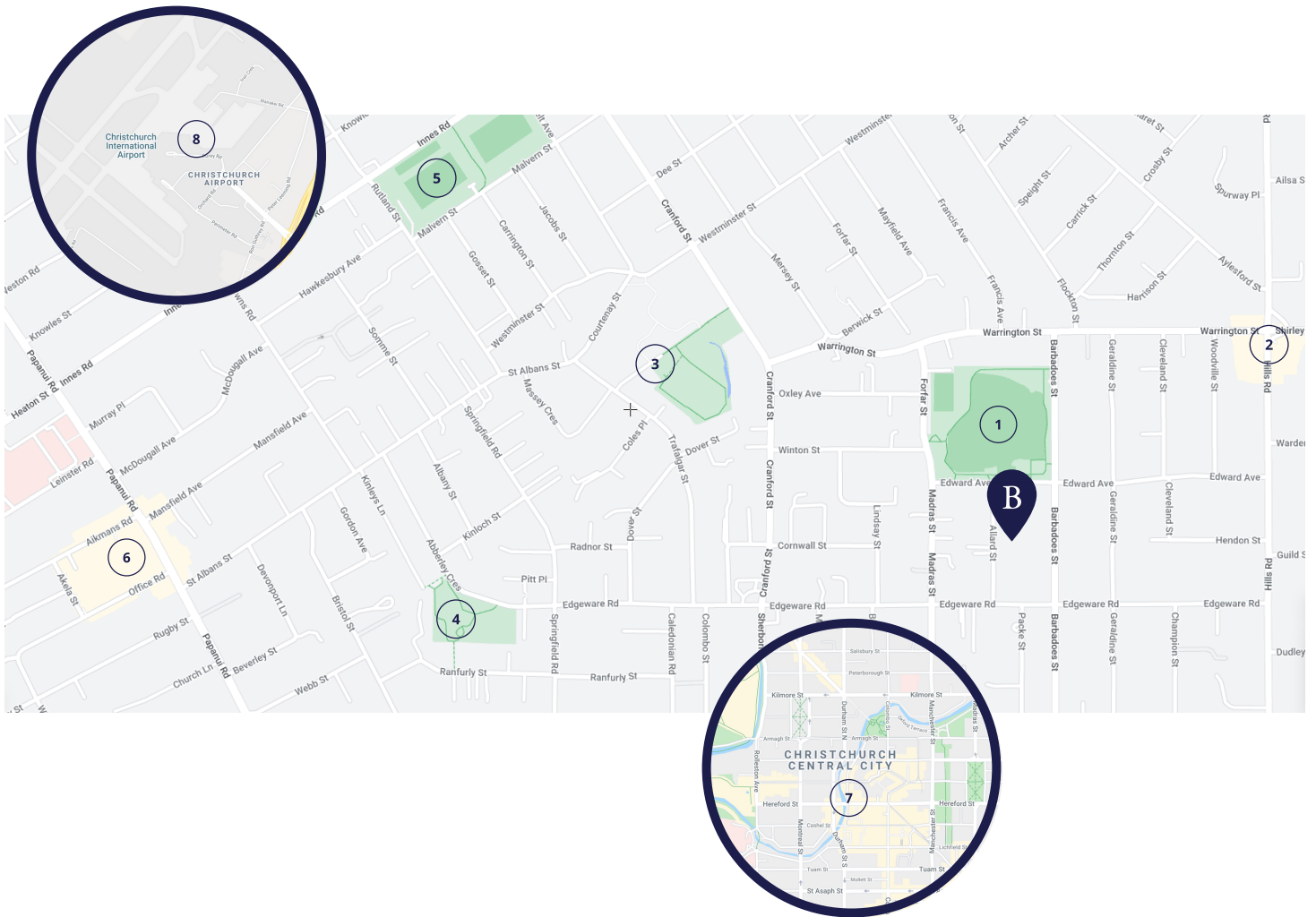
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LOCATION

36 Allard Street

These Brooksfeld Heritage homes are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stones throw from many local amenities, schools, parks and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 St Albans Park - 50m
- 2 Edgeware Village - 950m
- 3 St Albans School - 1.1km
- 4 Abberley Park - 1.3km
- 5 Malvern Park - 1.6km
- 6 Merivale Mall - 2.3km
- 7 Christchurch Central City - 2.8km
- 8 Christchurch International Airport - 11km (18min)

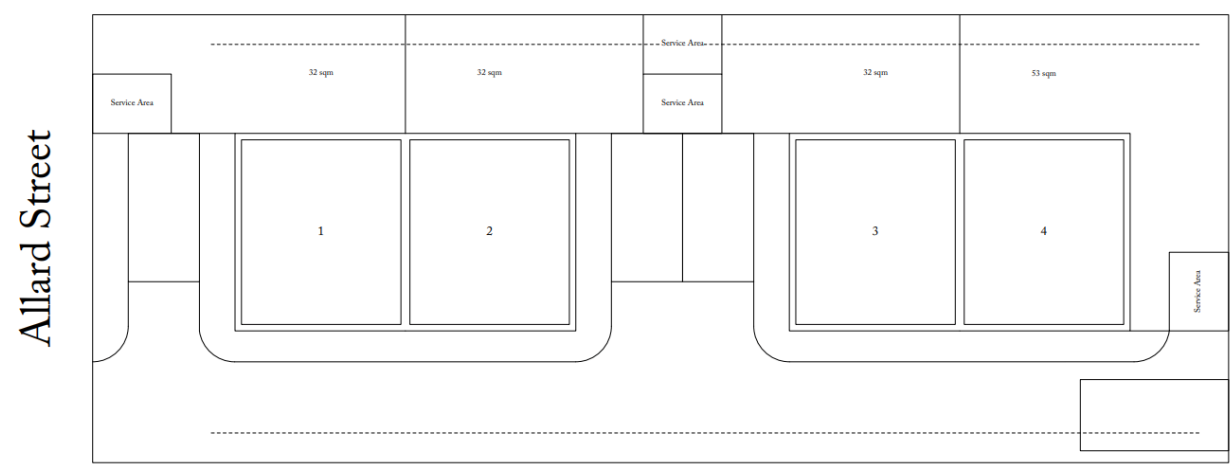
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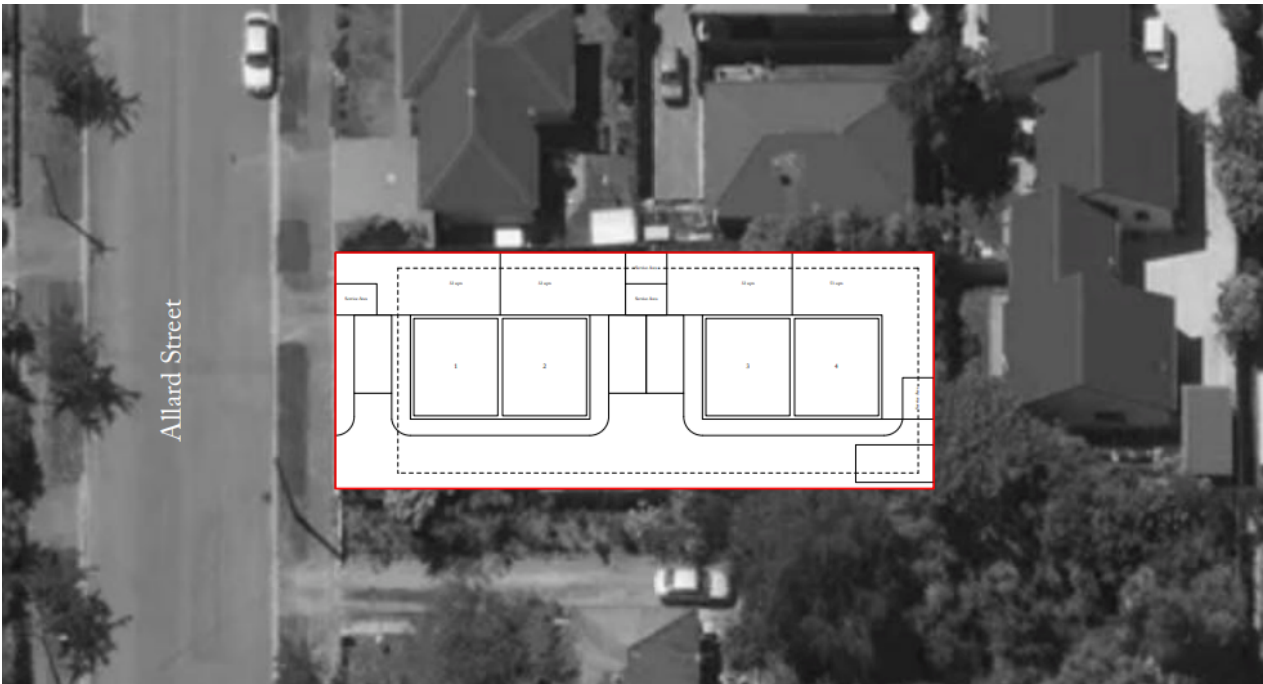
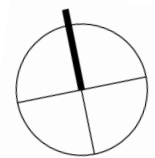
LAYOUT

36 Allard Street

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features an excellent outdoor living area and single off-street car park . These homes come with established planting that includes native flora to attract birds and enhance street appeal.



1 SITE PLAN
1:100 @ A1 / 1:200 @ A3



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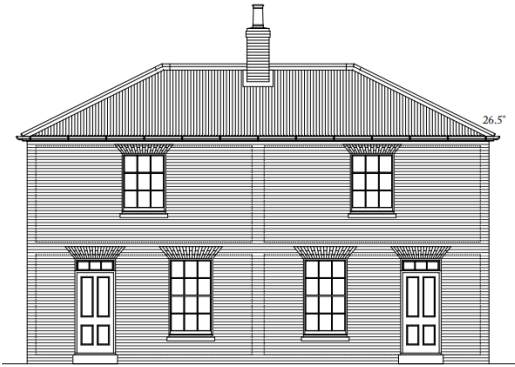
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ELEVATIONS

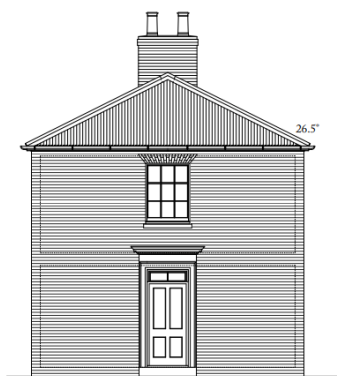
36 Allard Street



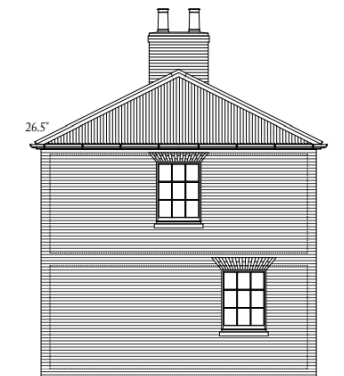
1 SOUTH ELEVATION
1:50 @ A1 / 1:100 @ A3



2 NORTH ELEVATION
1:50 @ A1 / 1:100 @ A3



3 WEST ELEVATION
1:50 @ A1 / 1:100 @ A3



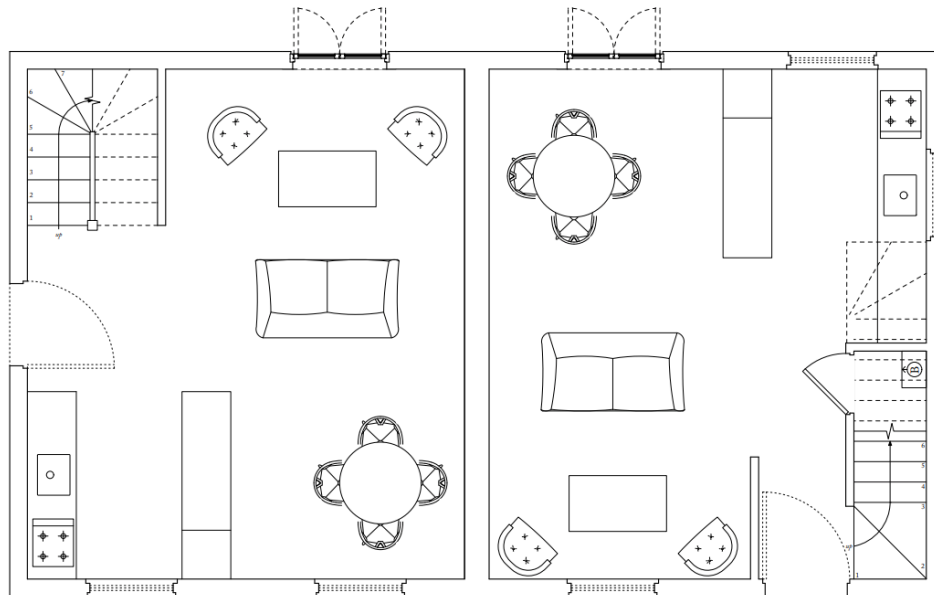
4 EAST ELEVATION
1:50 @ A1 / 1:100 @ A3

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FLOOR PLAN - HOMES 1 & 2

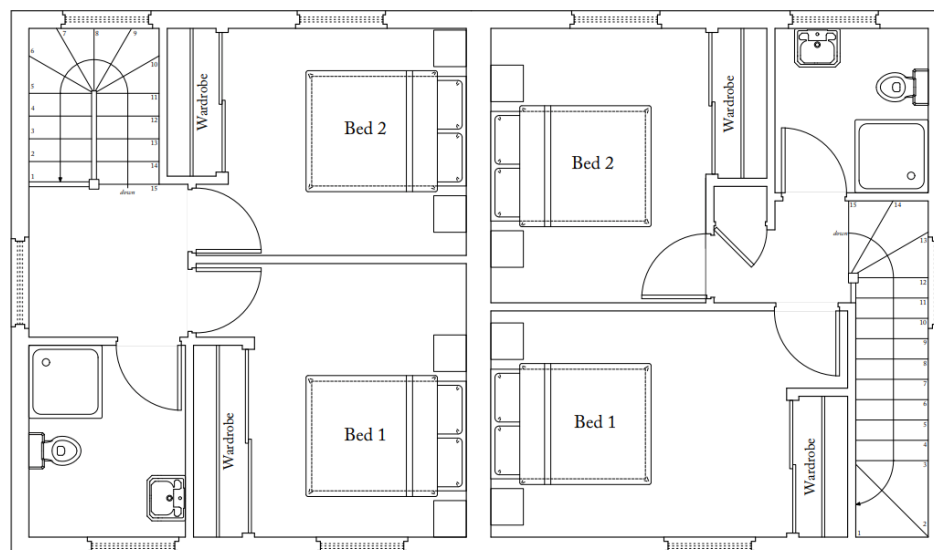
36 Allard Street



House 1

Ground floor

House 2



House 1

First floor

House 2

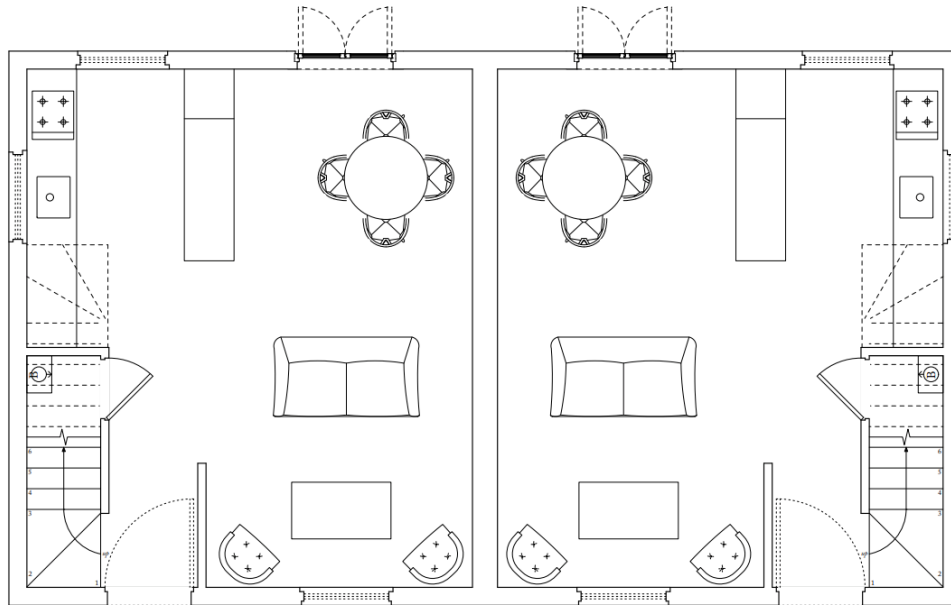
These homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which opens to the dining space and living area. A large, north facing outdoor living terrace flows off the living area which is well positioned to capture all day sun. Upstairs is two double bedrooms, both with double wardrobes and the full tiled bathroom. These homes are completed by a single off-street carpark.

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FLOOR PLANS - HOMES 3 & 4

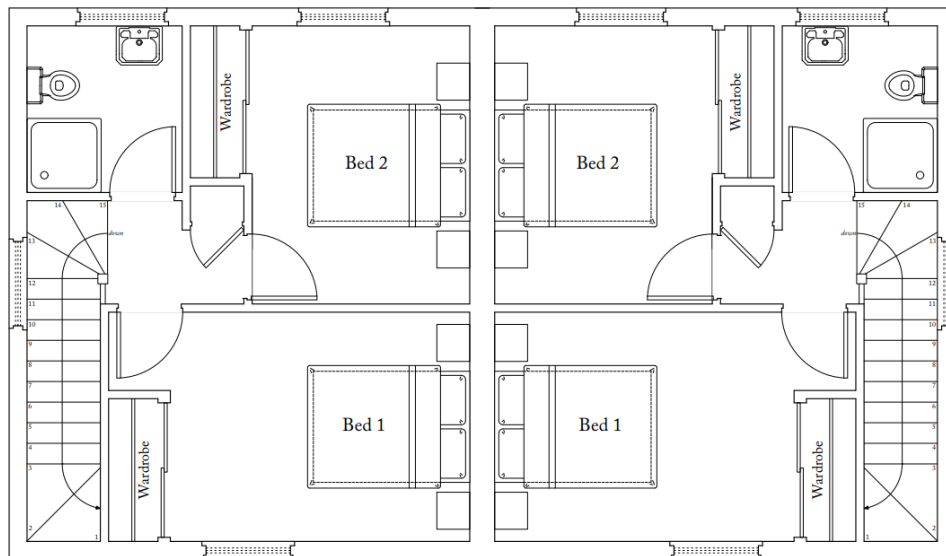
36 Allard Street



House 3

Ground floor

House 4



House 3

First floor

House 4

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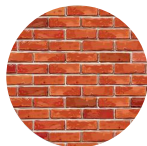
DESIGN

Brooksfield Heritage

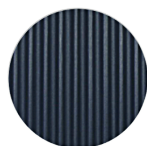
These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Brick



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2
keyless entry

Interior



Walls - Half Merino
Low-VOC Paint



Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



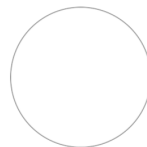
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all
living areas



Venetian Blinds - White -
Bedrooms



Wool Insulation

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Heritage Posh
Canterbury - 4 Star water rating



Bathroom Vanity - English
classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Heritage
Posh Canterbury, 4 star water
rating



Heritage toilet roll holder

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch
downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068
heater

APPLIANCES

Appliances



Oven - Beko Single
Built in Oven



Rangehood - Beko Canopy
Ranfgehood



Cook Top - Beko 4 zone
Ceramic Cooktop



Dishwasher - Fisher & Paykel
Single Dishwasher



Heat Pump - Fujitsu - KW
dependant on size to meet
tenancy regulations

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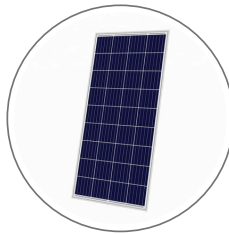
SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

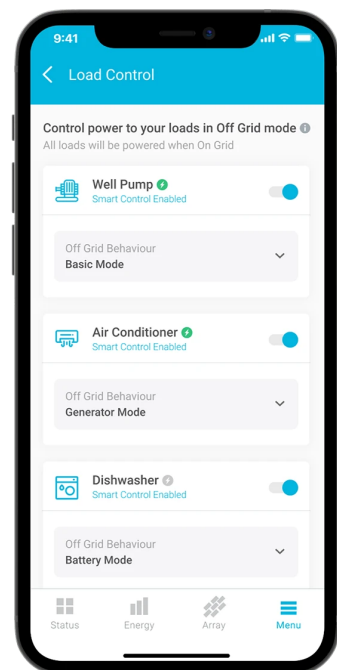
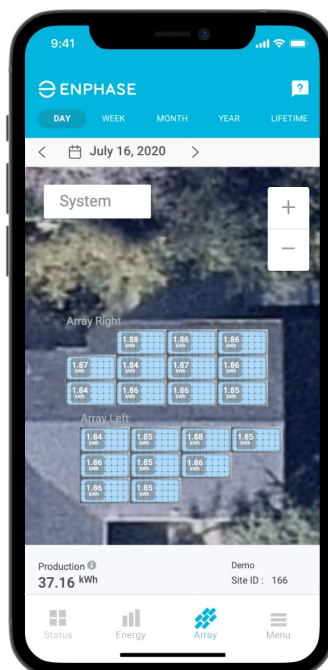
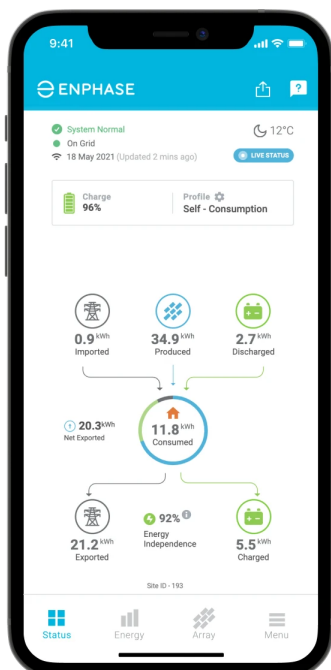


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.



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RENTAL APPRAISAL

36 Allard Street, St Albans

23rd June 2022



Thank you for the opportunity to provide a rental assessment on the proposed homes at 36 Allard Street. This floor-plan includes a large open plan kitchen/dining/living, two double bedrooms and full tiled bathroom. Each home features a north facing outdoor living area and are each completed by an of street car park.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$495 - \$525** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Grady Cuniffe
Senior Property Manager
Phone: 021 224 1717
Email: grady@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

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PRICE LIST

36 Allard Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
House 1	2	1	1	73m ²	\$675,000
House 2	2	1	1	73m ²	\$669,000
House 3	2	1	1	73m ²	\$669,000
House 4	2	1	1	73m ²	\$675,000

Estimated start	Estimated completion	Title type
August 2022	March 2023	Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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