

# 36 Bletsoe Avenue, Spreydon, Christchurch City

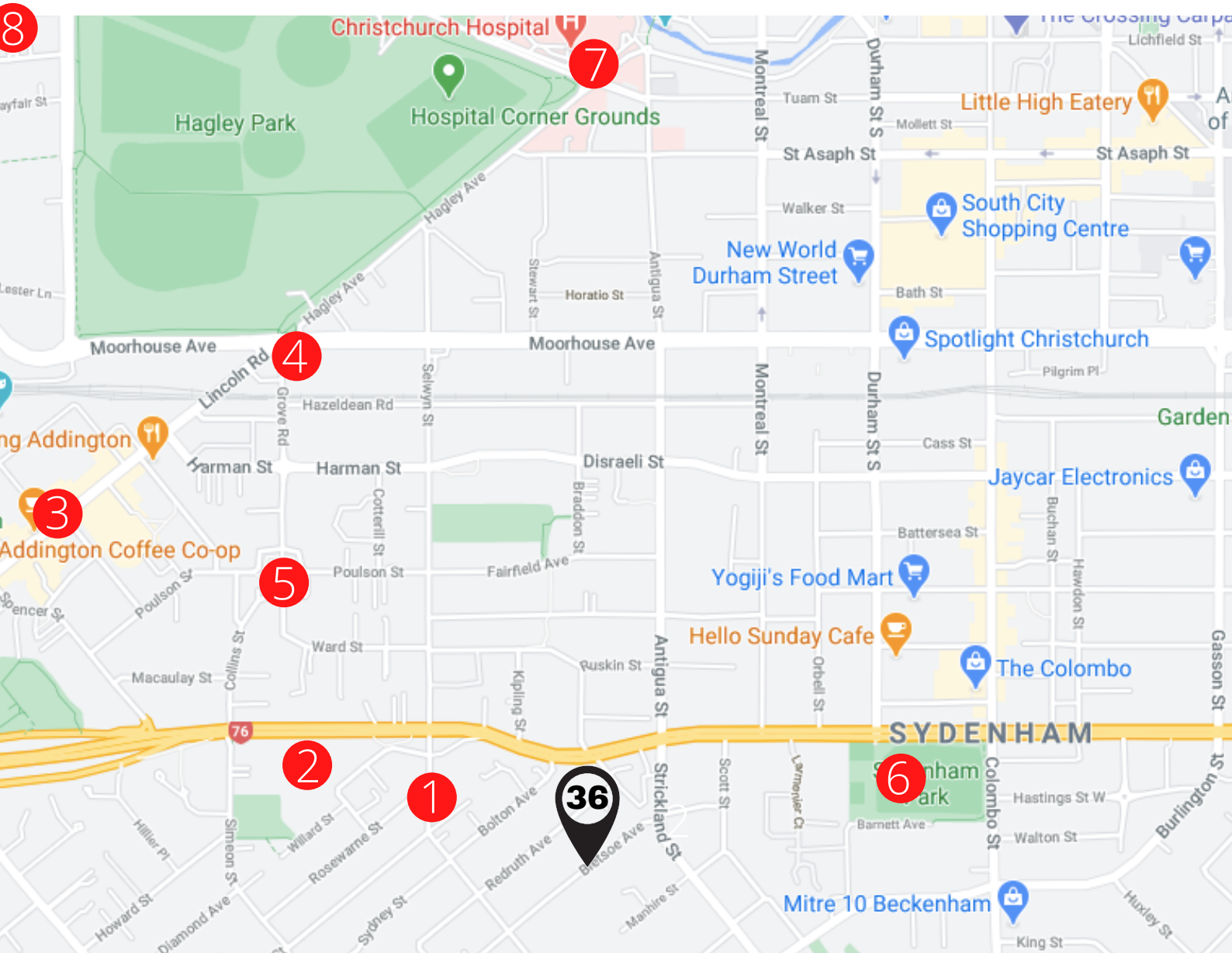
Brooksfield Heritage



BROOKSFIELD

# Location

These Brookfields heritage homes are located on Bletsoe Avenue, situated only a short distance from Sydenham park and the Selwyn Street shops with an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.

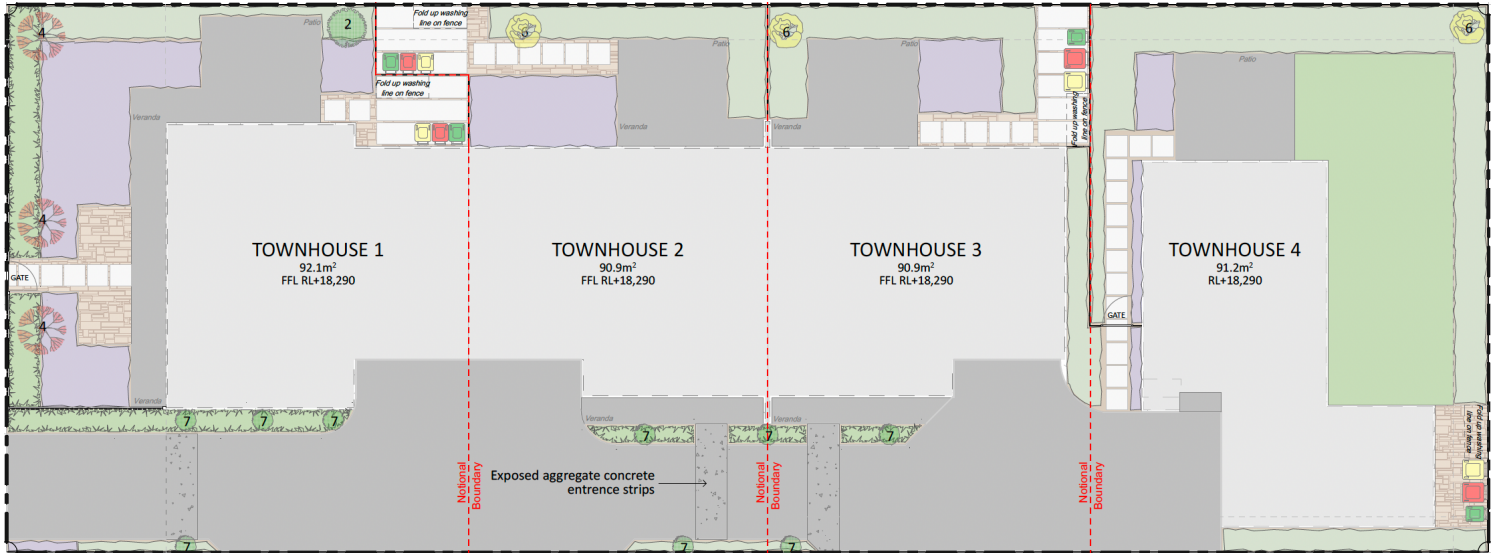


- 1 Selwyn Shops (400m)
- 2 Addington School (700m)
- 3 Addington Shops (2km)
- 4 Hagley Park (1.8km)
- 5 Church Square (1.2km)
- 6 Sydenham Park (800m)
- 7 Hospital (2.2km)
- 8 Airport (13km, 15mins)

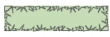
## BROOKSFIELD

# Layout

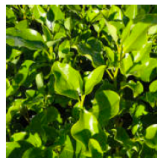
These 4 homes are thoughtfully laid out and designed with ample space. Each home comes with a large patio and garden area. These homes come with established planting that include Cheery trees lining the street frontage, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



TYPE 1 - PORTUGUESE LAUREL  
*"Prunus lusitanica"*



TYPE 2 - JAPANESE MAPLE  
*"Acer palmatum"*



TYPE 3 - GRISELINIA LITTORALIS HEDGE  
*"Broadway Mint"*



TYPE 4 - CHERRY TREE  
*"Prunus 'Accolade'"*



TYPE 5 - FLOWER MIX  
*Hydrangea, Lavender, and selected flowering plants*



TYPE 6 - KOWHAI TREE  
*"Sophora microphylla"*



TYPE 7 - THUJA  
*"Thuja occidentalis"*






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# Design And Interior

## (Home 1)

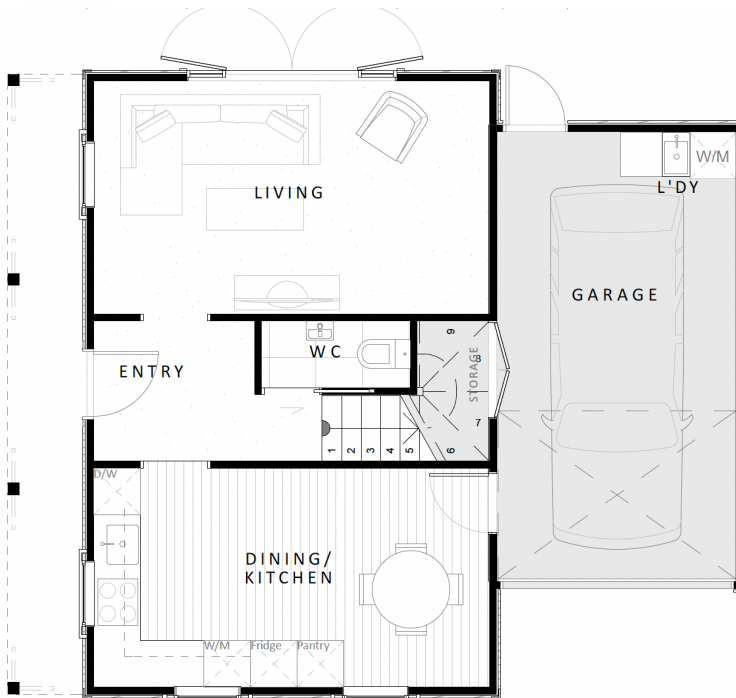
This street front home is entered through a heritage verandah into an entrance foyer. Downstairs a sunny kitchen & dining room as well as a lounge, opening out to a large, sunny and secured outdoor living area. Off the entrance is a seperate toilet, with the laundry being in the garage with access to a large under stair storage cupboard. Upstairs is two large double bedrooms each with doors opening to a wrap around balcony and a central bathroom.

2  1.5  1 

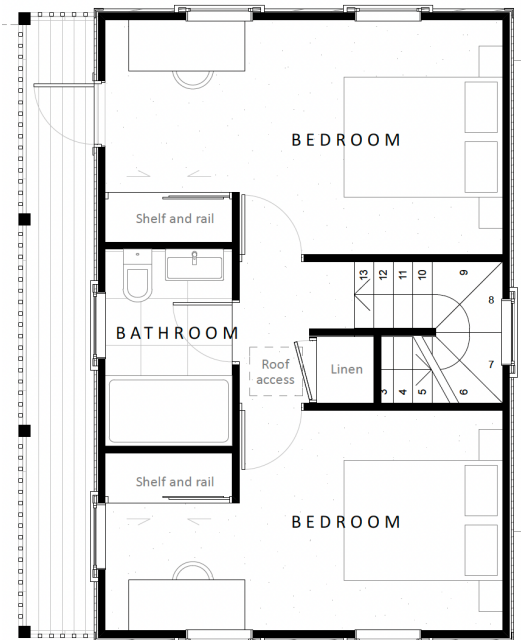
Floor Area m2

92

### Ground Floor



### First Floor



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# Design And Interior

## (Home 2 - 3)

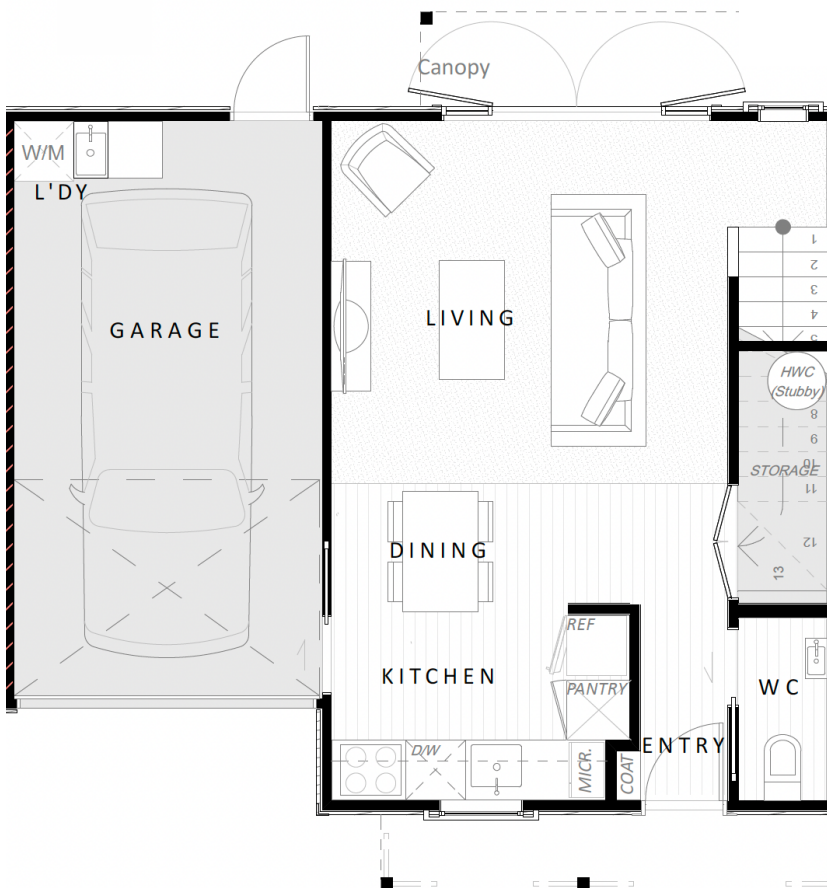
These homes are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs is a sunny kitchen dining and lounge, opening out to a large, sunny and secured outdoor living area. Attached is a single garage with the laundry in it and a door to the outdoor area. Upstairs is two double bedrooms, a bathroom and study.



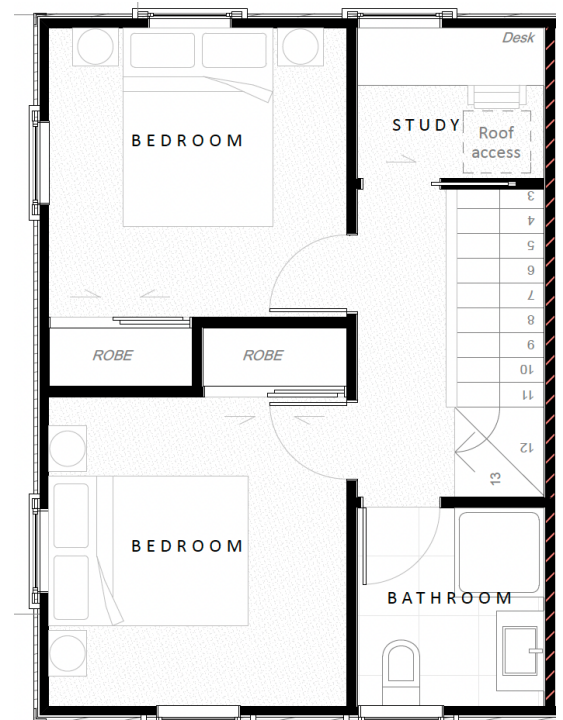
Floor Area m2

91

### Ground Floor



### First Floor



# BROOKSFIELD

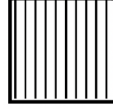
# Colours & Specifications

(Homes 1 - 3)

## Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

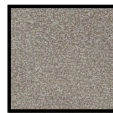


Doorhandle - Schlage S-6000 keyless entry

## Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



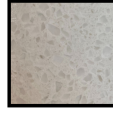
Bathroom Wall Tile



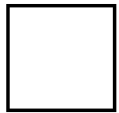
Kitchen Cabinets - French Country White



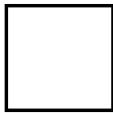
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

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# Plumbing & Electrical

## Plumbing



Kitchen Mixer - Heritage  
Posh Canterbury - 4 Star water  
rating



Bathroom Vanity -Edwardian 61cm  
basin and standard pedestal



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



Mirror - English Classic 2 Door  
Mirror Unit



Heritage glass shower tray on  
tiles

## Electrical



Heated towel rail - 400x600  
Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene  
2068 heater



Outdoor lights - Heritage

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# Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

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## 3.3kw Solar Power System

An expandable 3.3kw Solar power system including 9 x 370watt all black Jinko solar panels, A Sungrow 5kw inverter allowing for additional panels to be added later, quality mounting components finished in black and a solar diverter for your hot water cylinder to get the most out of your system.

Complete with Wi-Fi monitoring and an easy to use app



### **Sungrow SG5K-D Premium**

5kw grid-tied Inverter

Smart meter + wifi monitoring included via app.

10 Year Warranty



### **Jinko 370w PERC MONO Solar Panels**

Black Frame, High efficiency 66 cell solar panels.

12 Year Product Warranty

25 Year Linear Power Warranty



### **Green Catch Solar Diverter**

Diverts excess solar energy to your hot water cylinder as a preference to exporting to the grid, effectively using your cylinder as a battery



### **Clenergy Mounting System**

Anodized black

The interfaces, rails and clamps use high quality, robust and corrosion resistant materials including structural grade aluminium alloy (AL6005-T5) and stainless steel (SUS304)

# BROOKSFIELD

– P R O P E R T Y M A N A G E M E N T –



Rental Assessment - 36 Bletsoe Ave, Spreydon

24th September 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 36 Bletsoe Ave

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$485 - \$505 unfurnished, for a long-term rental.

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

Thanks

A handwritten signature in black ink that reads "Sue Banks".

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: [sue@brooksfeld.co.nz](mailto:sue@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.

# BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 36 Bletsoe Ave, Spreydon

24th September 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 36 Bletsoe Ave

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$500 - \$520 unfurnished, for a long-term rental.

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

Thanks

A handwritten signature in black ink that reads "Sue Banks".

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: [sue@brooksfeld.co.nz](mailto:sue@brooksfeld.co.nz)

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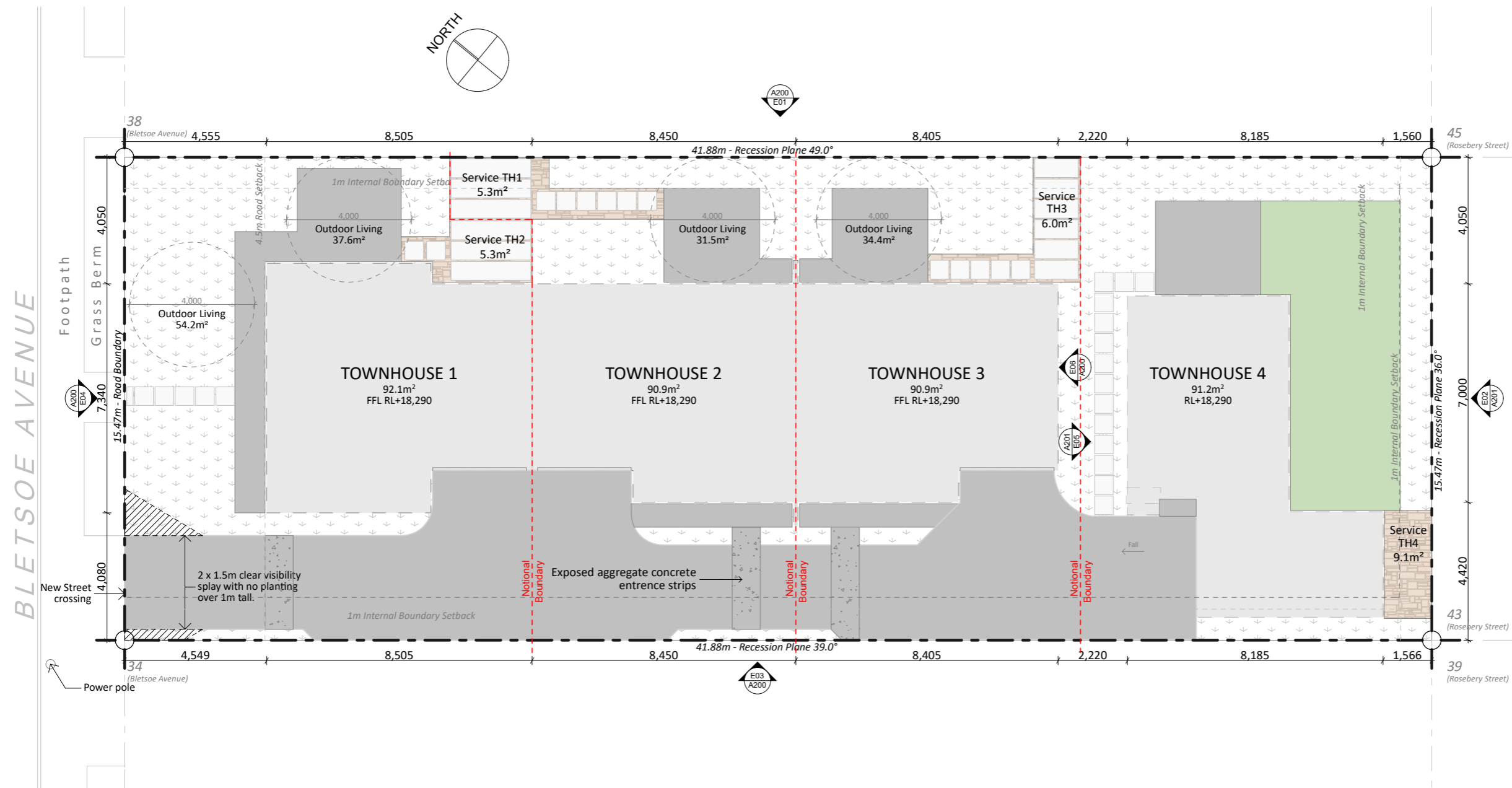
**SHEET INDEX**

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPE PLAN
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A201	SITE ELEVATIONS
A202	3D IMAGES



**BROOKSFIELD**  
— HERITAGE —

**B l e t s o e S t r e e t T o w n h o u s e s**  
3 6 B l e t s o e A v e n u e , S p r e y d o n , C h r i s t c h u r c h



**PROJECT FIGURES:**

Gross Floor Area:	Unit 1 - 92.1m <sup>2</sup> (56.0m <sup>2</sup> over slab) Unit 2 - 90.9m <sup>2</sup> (55.3m <sup>2</sup> over slab) Unit 3 - 90.9m <sup>2</sup> (55.3m <sup>2</sup> over slab) Unit 4 - 91.2m <sup>2</sup> (55.5m <sup>2</sup> over slab) Total - 365.1m <sup>2</sup> (223.2m <sup>2</sup> over slab)
Site Coverage:	34.5%
Net Floor Area: (from internal wall)	Unit 1 - 87.1m <sup>2</sup> Unit 2 - 85.8m <sup>2</sup> Unit 3 - 85.8m <sup>2</sup> Unit 4 - 85.4m <sup>2</sup>

**O. SITE PLAN**  
SCALE 1:150

**PROJECT INFO:**

Address:	36 Bletsoe Avenue Spreydon Christchurch
Legal Description:	Lot 15 DP 3974
Title:	CB335/348
Site Area:	647m <sup>2</sup> (more or less)
Planning Zone:	Residential Suburban Density Transition Zone
Natural Hazards:	Liquifaction Management Area
Wind Zone:	Low (BRANZ Map)
Earthquake Zone:	2 (BRANZ Map)
Exposure Zone:	C (BRANZ Map)
Sea Spray Zone:	No
Climate Zone:	3 (BRANZ Map)
Land Zone:	TC2

**SITE PLAN LEGEND**

- Boundary Line**
- Boundary setback** as per TA District Plan
- Buildings/Proposed Buildings**
- Driveway/Paved Area**  
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers  
- 1:100min falls as shown, typically away from dwelling  
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation/Landscaping**  
See Landscape Plan for detail

**SITE PLAN GENERAL NOTES**

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.
- A runoff diversion bund will be included in the site access way if required. sediment on footpaths and roads will be removed as soon as practicable.
- All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.
- Stockpiles to be covered with impervious sheet.
- Excavated topsoil is to be spread around the site and flatted where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

**BROOKSFIELD**  
HERITAGE

**PROJECT NAME**

Bletsoe Street Townhouses  
Scale 1:100, 1:150 @ A3  
Date 23/09/2021

**PROJECT ADDRESS**

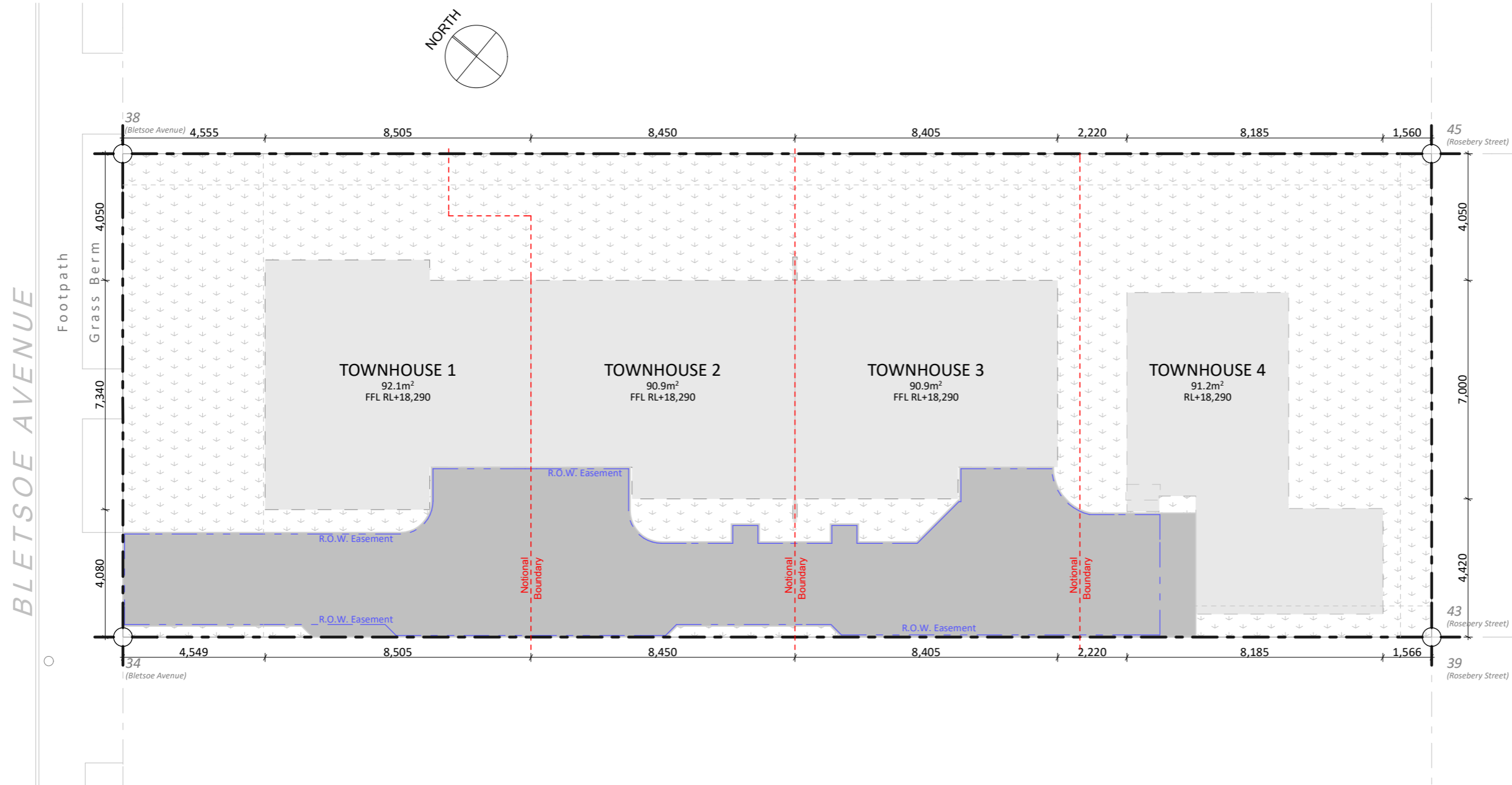
36 Bletsoe Avenue  
Spreydon  
Christchurch

DRAWING NO. REVISION

**A001 A**

DRAWING NO.

**SITE PLAN**



**0. SITE BOUNDARY PLAN**  
SCALE 1:150

- SITE BOUNDARY PLAN LEGEND**
- - - - - Property/Notional Boundary Line
  - — — — — R.O.W. Easement
  - Vegetation/Landscaping
- Surveyor to confirm property areas and boundary lines at time of subdivision consent**

**TOWNHOUSE 1:**

Ground Floor Area: 56.0m<sup>2</sup>  
**First Floor Area: 36.1m<sup>2</sup>**  
 Total Floor Area: 92.1m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 2:**

Ground Floor Area: 55.3m<sup>2</sup>  
**First Floor Area: 35.6m<sup>2</sup>**  
 Total Floor Area: 90.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 3:**

Ground Floor Area: 55.3m<sup>2</sup>  
**First Floor Area: 35.6m<sup>2</sup>**  
 Total Floor Area: 90.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 4:**

Ground Floor Area: 55.5m<sup>2</sup>  
**First Floor Area: 35.7m<sup>2</sup>**  
 Total Floor Area: 91.2m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**BROOKSFIELD**  
HERITAGE

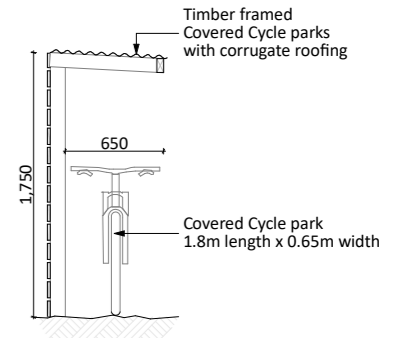
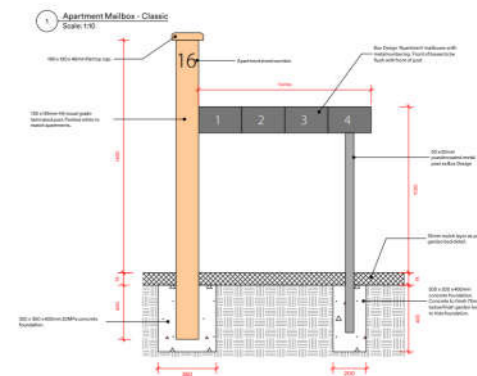
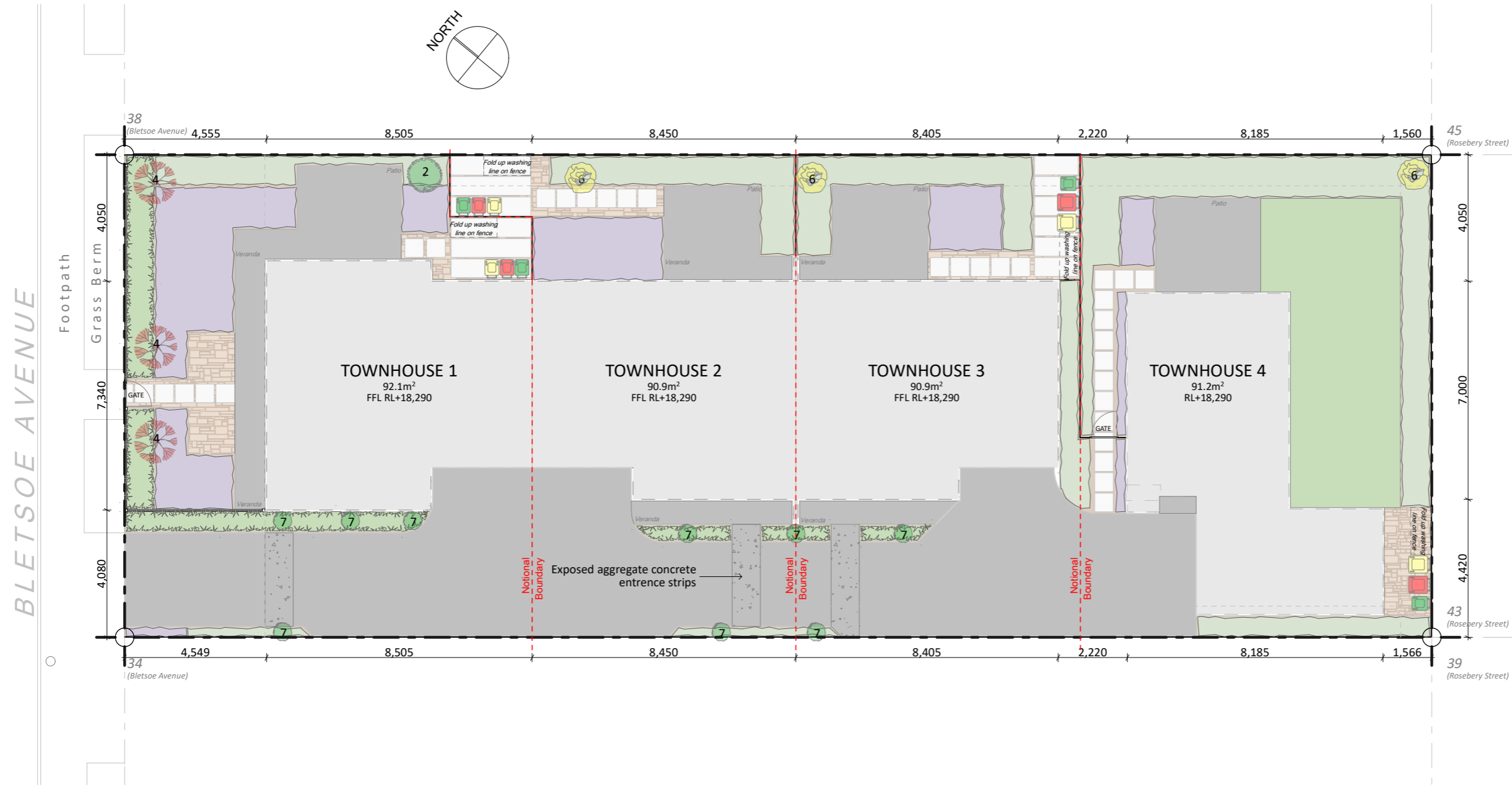
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 Christchurch

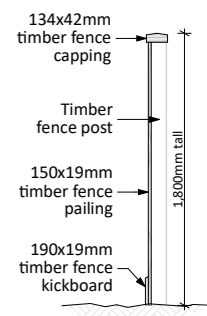
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**A002 A**

DRAWING NO.  
**SITE BOUNDARY PLAN**



**Covered Cycle Park**  
SCALE 1:50



Letterbox - 4x Box Design letterbox on front boundary fence with Street number and unit lettering

**Typical Fence**  
SCALE 1:50

**LANDSCAPE LEGEND**

- Grass / lawn Area
- Planting Area - refer to Landscape Plan for detail
- Lime Area - lime chip finished
- Paver - 600x600 concrete pavers
- Patio - formed with 100mm concrete slab

Notes:  
- All Trees to be 1.5m (min) height at time of planting  
- Planting beds to be medium bark chip finished  
- Landscaping areas to be 50% trees, 50% shrubs

**PLANT LEGEND**

TYPE 1 - PORTUGUESE LAUREL " <i>Prunus lusitanica</i> " 	TYPE 2 - JAPANESE MAPLE " <i>Acer palmatum</i> " 	TYPE 3 - GRISELINIA LITTORALIS HEDGE " <i>Broadway Mint</i> " 	TYPE 4 - CHERRY TREE " <i>Prunus 'Accolade'</i> " 	TYPE 5 - FLOWER MIX <i>Hydrangea, Lavender, and selected flowering plants</i> 	TYPE 6 - KOWHAI TREE " <i>Sophora microphylla</i> " 	TYPE 7 - THUJA " <i>Thuja occidentalis</i> " 
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**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bletsoe Street Townhouses  
Scale 1:150, 1:100, 1:50  
Date @ A3 23/09/2021

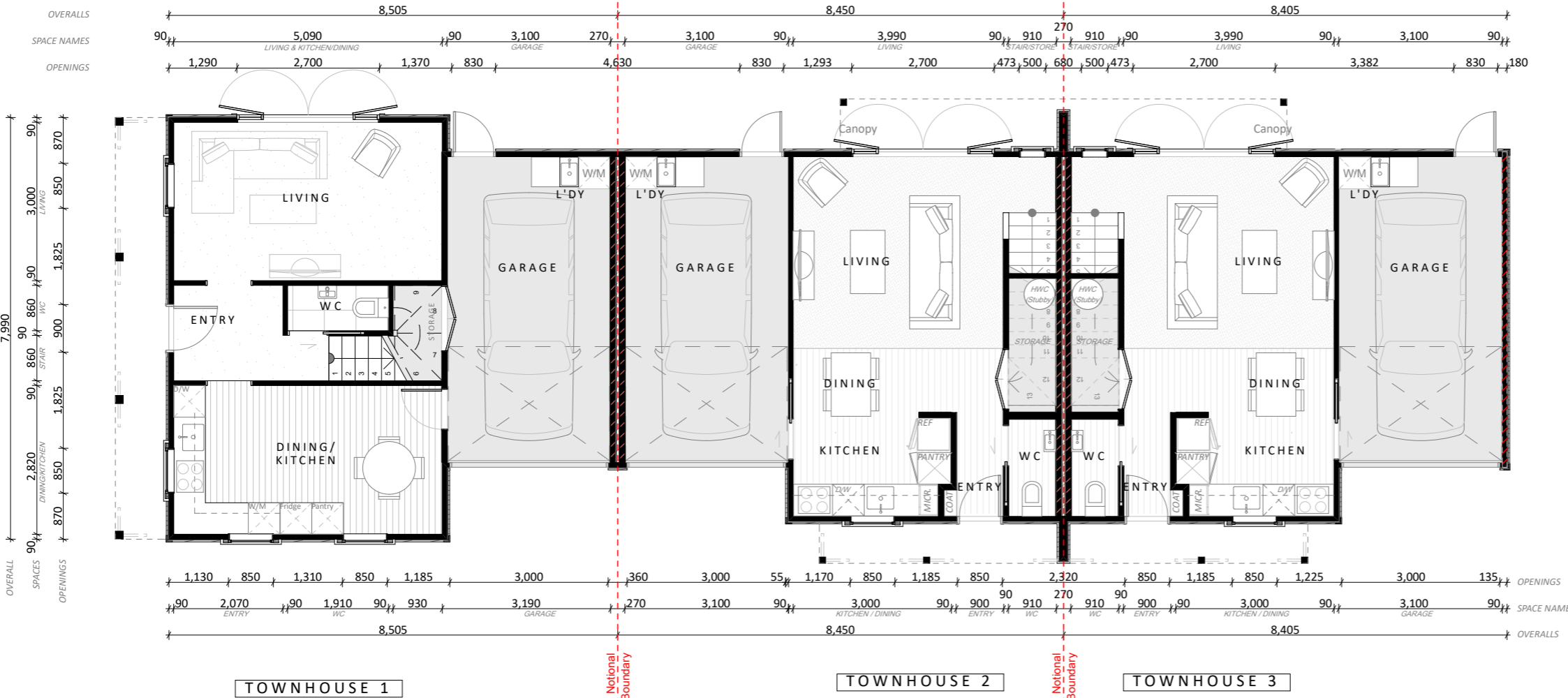
PROJECT ADDRESS  
36 Bletsoe Avenue  
Spreydon  
Christchurch

DRAWING NO. A003  
REVISION A  
DRAWING NO. LANDSCAPE PLAN





**2. FIRST FLOOR PLAN**  
SCALE 1:100



**1. GROUND FLOOR PLAN**  
SCALE 1:100

**LEGEND - WALLS**

- 150mm  
90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- Southern Pine Bevelback weatherboard
- 200mm  
140mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- Southern Pine Bevelback weatherboard
- 110mm  
90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
- 160mm  
140mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
- 270mm  
Resene Constructions Systems INTA120b  
Intertency System installed to  
manufacturers specifications
- 136mm  
90mm Timber Framed wall (external wall)  
- 10mm GIB Fyrelite internal lining  
- 20mm drained cavity  
- Covertek 403 wall wrap  
- James Hardie Linea weatherboard - JHETGL30  
- Studs @400c/c, dwangs@800c/c

**BROOKSFIELD**  
HERITAGE

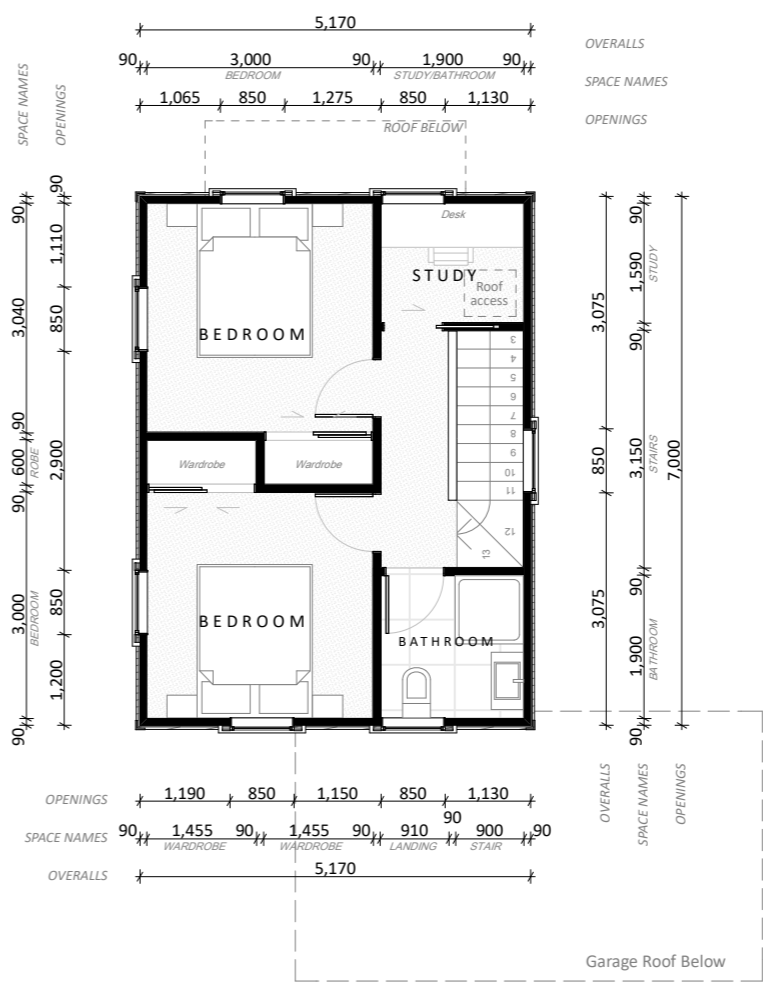
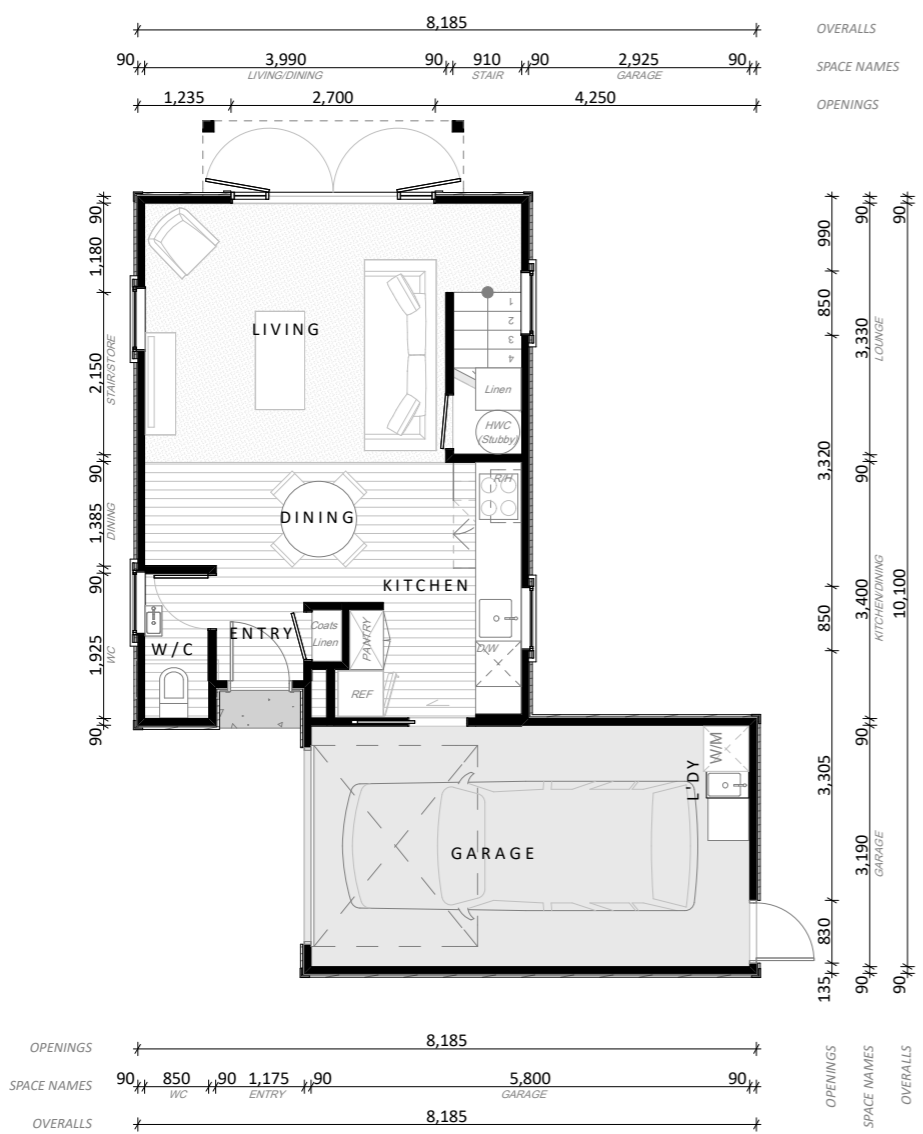
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Date 23/09/2021

PROJECT ADDRESS  
36 Bletsoe Avenue  
Spreydon  
Christchurch

DRAWING NO. REVISION

**A100** **A**

DRAWING NO.  
FLOOR PLANS TH 1-3



- LEGEND - WALLS**
- 150, 90, 20, 10, 30  
90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- Southern Pine Bevelback weatherboard
  - 200, 140, 10, 50  
140mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- Southern Pine Bevelback weatherboard
  - 110, 90, 10, 10  
90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
  - 160, 140, 10, 50  
140mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
  - 270, 90, 90, 90  
Resene Constructions Systems INTA120b Intertenancy System installed to manufacturers specifications
  - 136, 20, 90, 16, 10  
90mm Timber Framed wall (external wall)  
- 10mm GIB Fyrelite internal lining  
- 20mm drained cavity  
- Covertex 403 wall wrap  
- James Hardie Linea weatherboard - JHETGL30  
- Studs @400c/c, dwangs@800c/c

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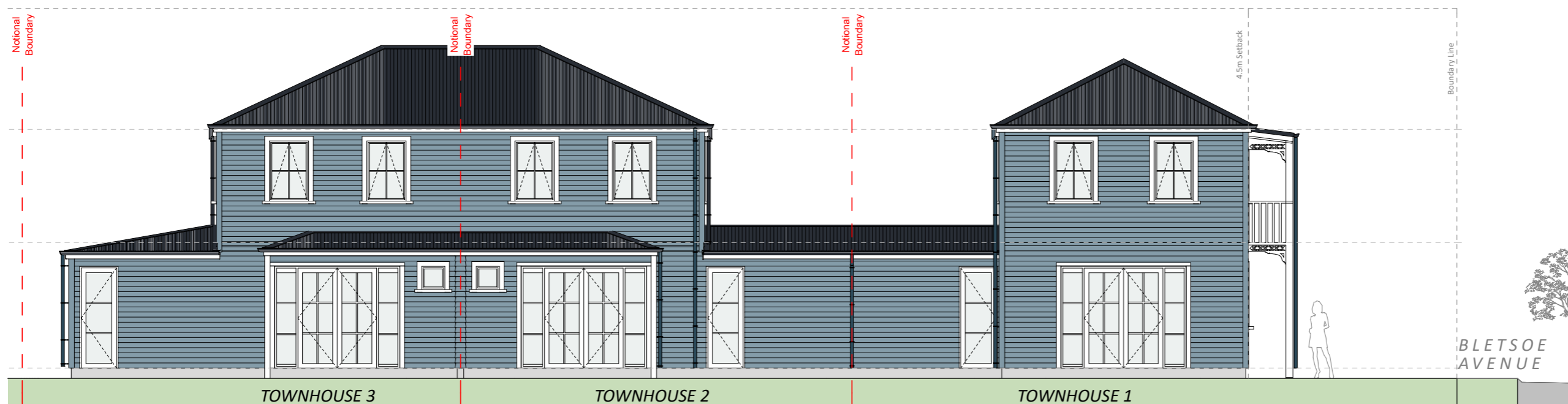
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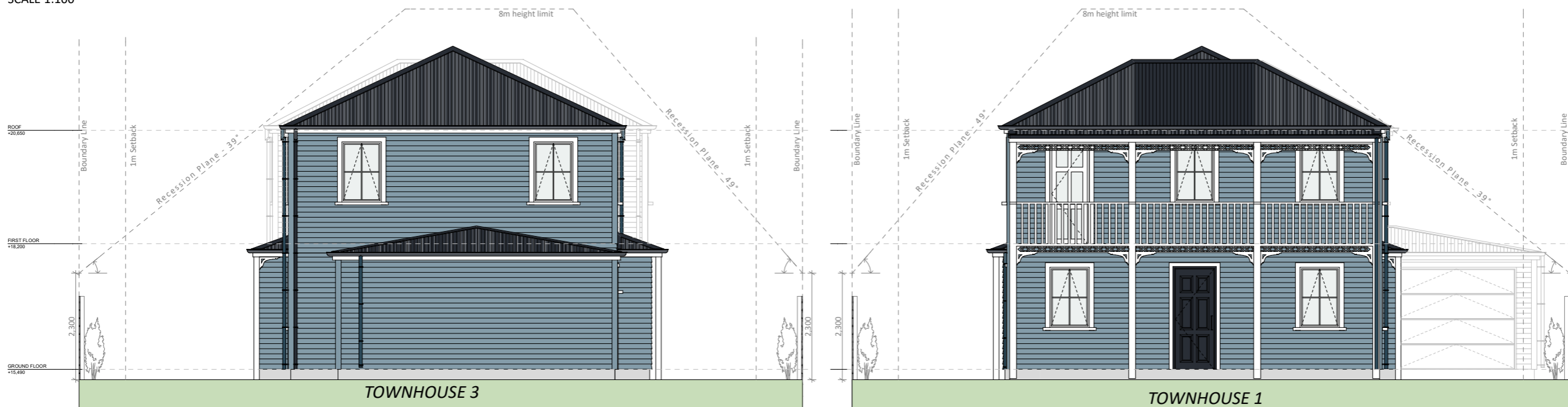
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**A101** **A**

DRAWING NO.  
FLOOR PLANS TH 4

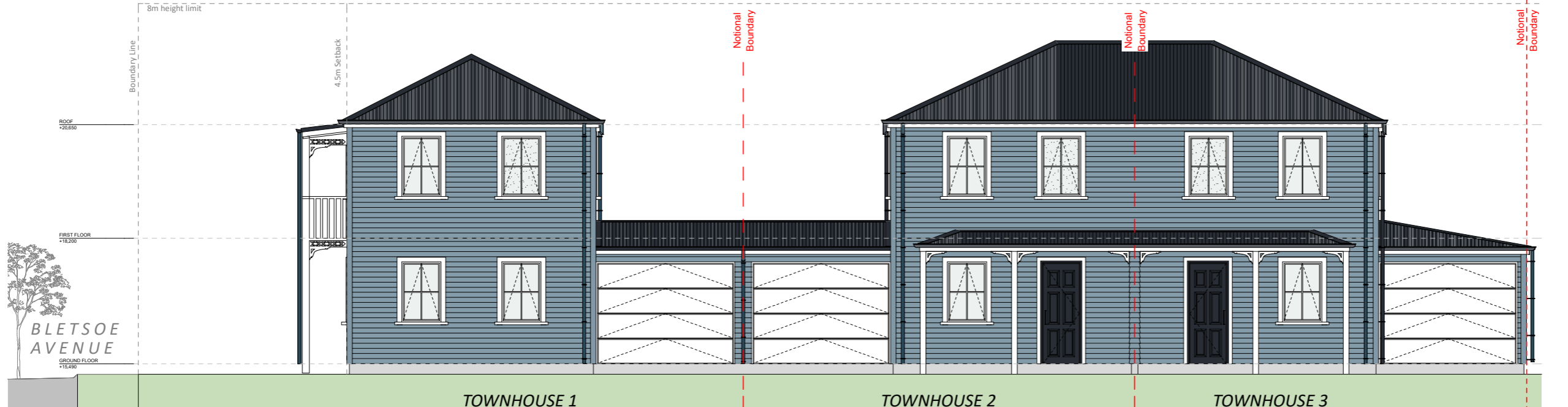


**E01 NORTH ELEVATION**  
SCALE 1:100



**E06 EAST ELEVATION TH3**  
SCALE 1:100

**E04 WEST ELEVATION**  
SCALE 1:100



**E03 SOUTH ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**  
 - Dimond Corrugate (0.4mm BMT)  
 Colorsteel Endura roof cladding over  
 Thermakraft Covertek roof underlay  
 - Colour to be Coloursteel white  
 - Confirm with Brookfield Living  
 before ordering.

**Horizontal Weatherboard**  
 Southern Pine Bevelback  
 Weatherboard BB 180 installed as per  
 manufacturers specifications on  
 20mm drained cavity system over  
 building wrap.  
 - Colour to be Resene Black White  
 - Confirm with Brookfield Living  
 before ordering.

**NOTES**

**Gutter**  
 Gutter with finish to match roofing  
 fixed to fascia. Falls as shown on roof  
 plan

**Downpipes**  
 Downpipes to be 80Ø, finish & colour  
 to match roofing (UNO)

**Joinery**  
 APL powder coated aluminium  
 exterior doors in selected finish and  
 Sierra Pacific uPVC windows  
 - Double glazed windows and doors  
 with Grade A safety glass to all glazing  
 within 800mm above finished floor  
 level, or in wet areas in accordance  
 with NZBC F2/AS1

Fascia, window trims, facings and  
 entry post  
 - Colour to be Resene Half Merino  
 - Confirm with Brookfield Living  
 before ordering

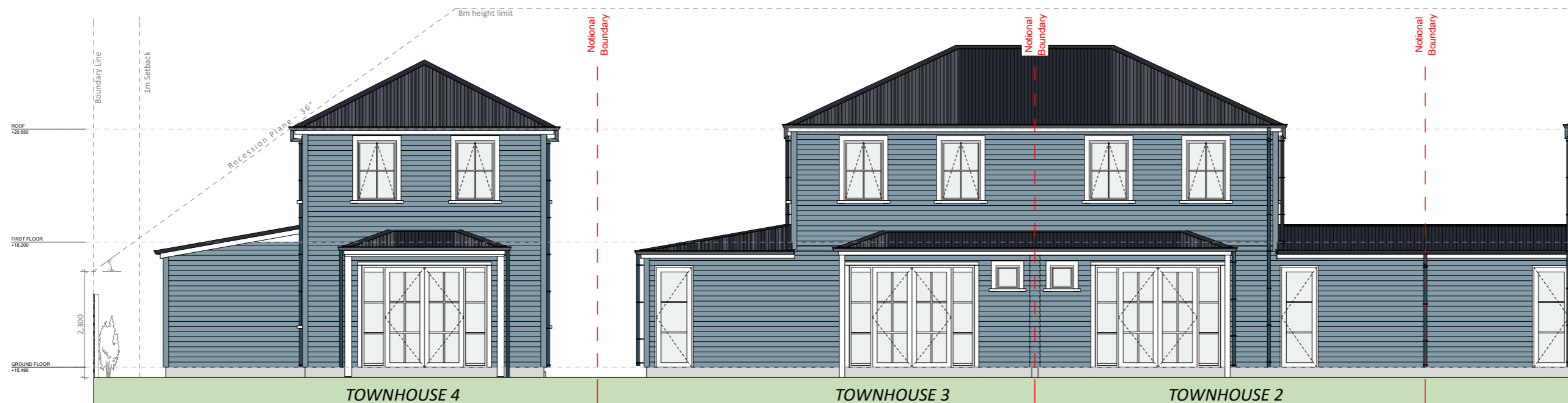
**BROOKSFIELD**  
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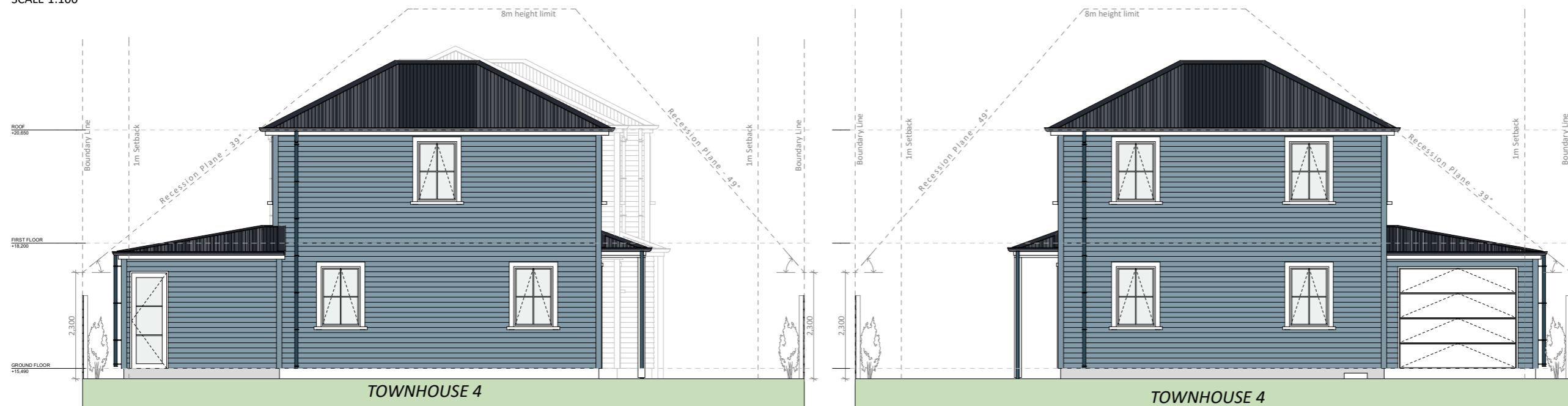
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DRAWING NO. REVISION  
**A200 A**

DRAWING NO. SITE ELEVATIONS

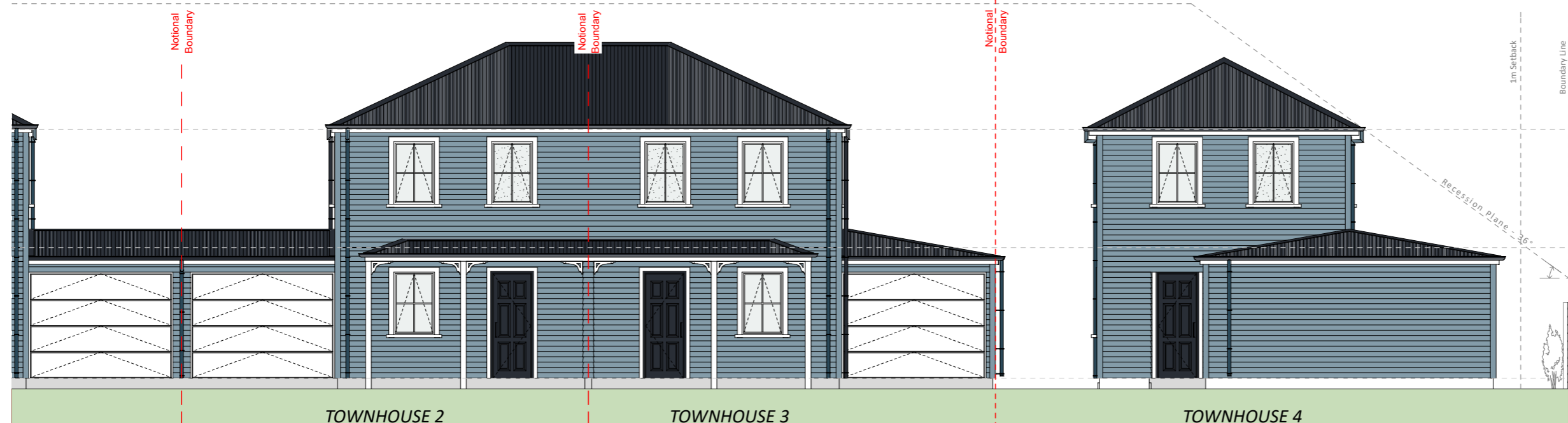


**E01 NORTH ELEVATION**  
SCALE 1:100



**E02 EAST ELEVATION**  
SCALE 1:100

**E05 WEST ELEVATION TH4**  
SCALE 1:100



**E03 SOUTH ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**  
- Dimond Corrugate (0.4mm BMT)  
Colorsteel Endura roof cladding over  
Thermakraft Covertek roof underlay  
- Colour to be Coloursteel white  
- Confirm with Brookfield Living  
before ordering.

**Horizontal Weatherboard**  
Southern Pine Bevelback  
Weatherboard BB 180 installed as per  
manufacturers specifications on  
20mm drained cavity system over  
building wrap.  
- Colour to be Resene Black White  
- Confirm with Brookfield Living  
before ordering.

**NOTES**

**Gutter**  
Gutter with finish to match roofing  
fixed to fascia. Falls as shown on roof  
plan

**Downpipes**  
Downpipes to be 80Ø, finish & colour  
to match roofing (UNO)

**Joinery**  
APL powder coated aluminium  
exterior doors in selected finish and  
Sierra Pacific uPVC windows  
- Double glazed windows and doors  
with Grade A safety glass to all glazing  
within 800mm above finished floor  
level, or in wet areas in accordance  
with NZBC F2/AS1

Fascia, window trims, facings and  
entry post  
- Colour to be Resene Half Merino  
- Confirm with Brookfield Living  
before ordering

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bletsoe Street Townhouses  
Scale 1:100 @ A3  
Date 23/09/2021

PROJECT ADDRESS  
36 Bletsoe Avenue  
Spreydon  
Christchurch

DRAWING NO. REVISION

**A201 A**

DRAWING NO. SITE ELEVATIONS



Street Impression



Driveway Impression



Street Impression



Driveway Impression

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bletsoe Street Townhouses  
Scale @ A3  
Date 23/09/2021

PROJECT ADDRESS  
36 Bletsoe Avenue  
Spreydon  
Christchurch

DRAWING NO. REVISION

**A202** **A**

DRAWING NO.  
3D IMAGES

# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	Single Garage	92m2	\$715,000.00
House 2	2 + Study	1.5	Single Garage	91m2	\$699,000.00
House 3	2 + Study	1.5	Single Garage	91m2	\$699,000.00
House 4	2 + Study	1.5	Single Garage	91m2	\$715,000.00

Expected Start

February 2022

Expected Completion

July 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



## BROOKSFIELD