

36 Bletsoe Avenue, Spreydon, Christchurch City

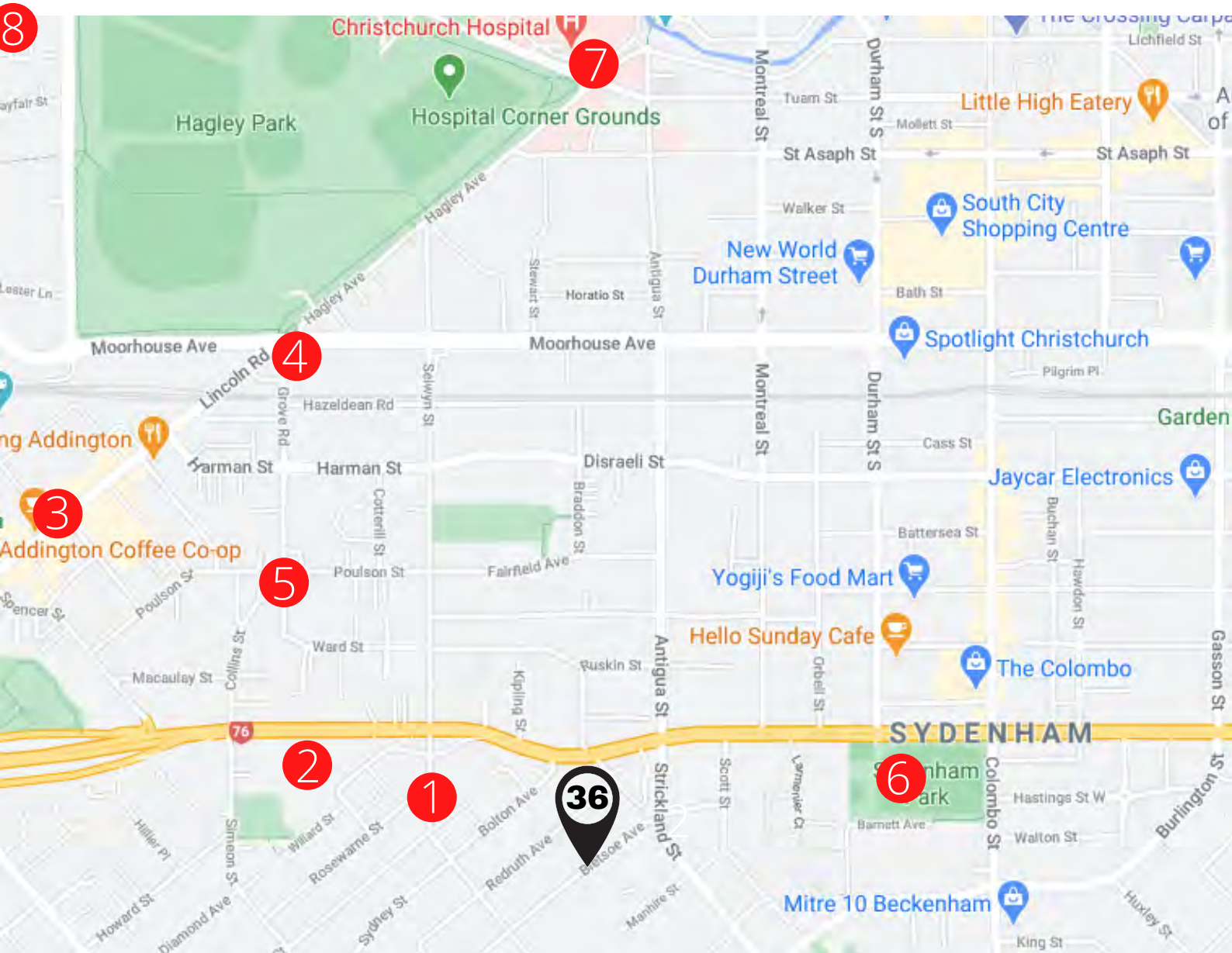
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfield 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.

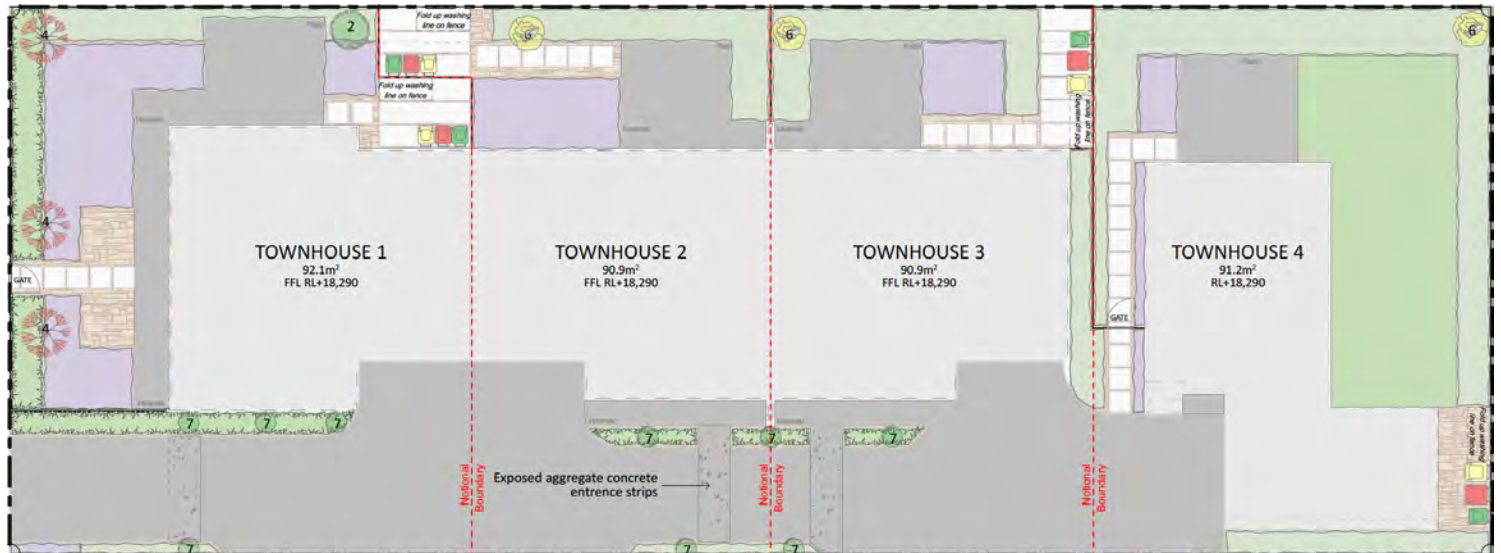


- | | |
|---------------------------|--------------------------|
| 1 Selwyn Shops (400m) | 5 Church Square (1.2km) |
| 2 Addington School (700m) | 6 Sydenham Park (800m) |
| 3 Addington Shops (2km) | 7 Hospital (2.2km) |
| 4 Hagley Park (1.8km) | 8 Airport (13km, 15mins) |

BROOKSFIELD

Layout

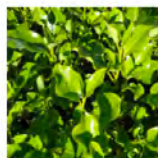
These 4 homes are thoughtfully laid out and designed with ample space. Each home comes with a large patio and garden area. These homes come with established planting that include Cheery trees lining the street frontage, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



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"






BROOKSFIELD

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.

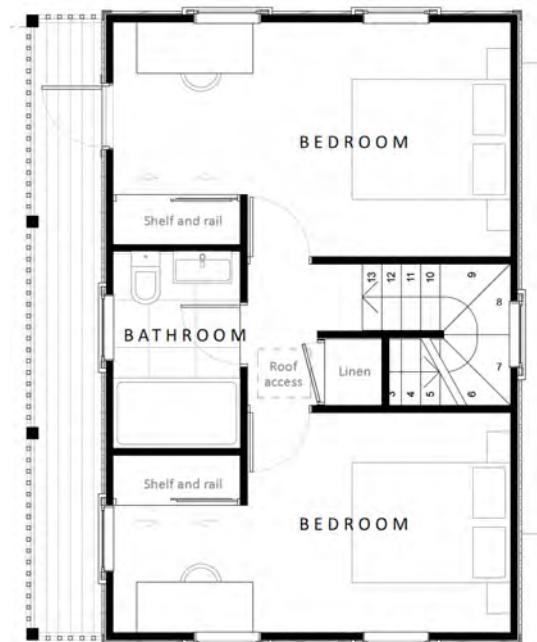
2  1.5  1 

Floor Area m2
92

Ground Floor



First Floor



BROOKSFIELD


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.

2 

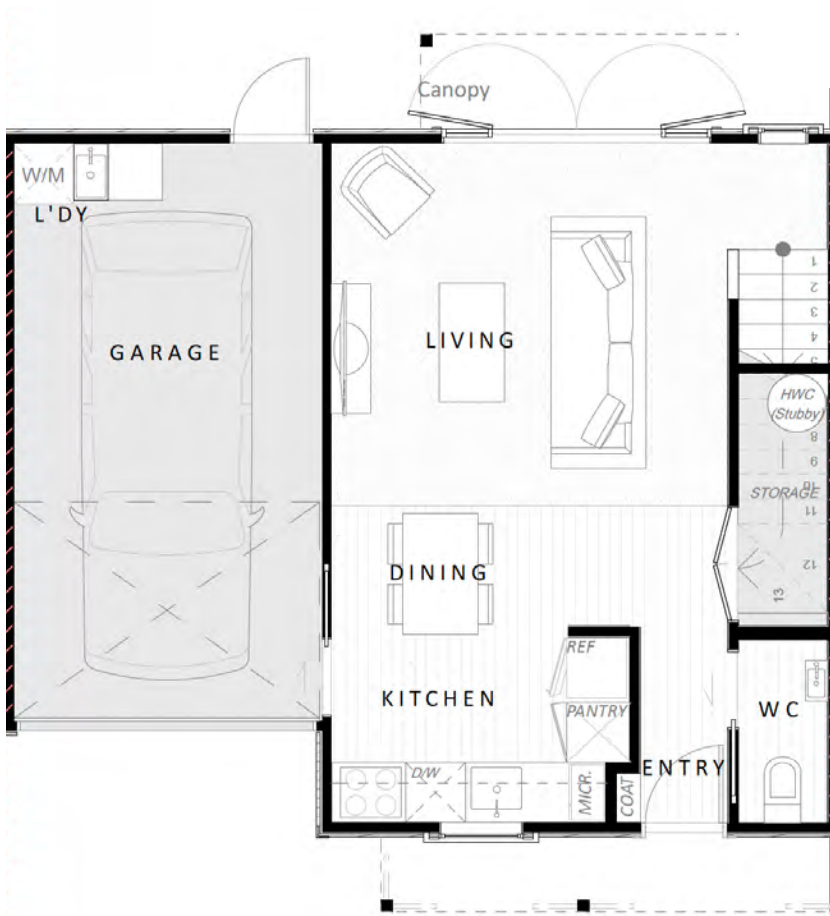
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1.5 

1 

Floor Area m2
91

Ground Floor



First Floor



BROOKSFIELD

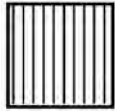
Colours & Specifications

(Homes 1 - 3)

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

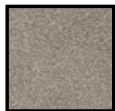


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



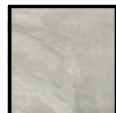
Carpet - 100% NZ Wool



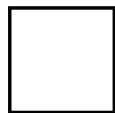
Skirkings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



Kitchen Cabinets - French Country White



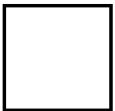
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Toilets - Nova BTW



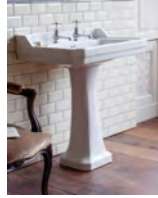
Downstairs W/C vanity



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Mirror - English Classic 2 Door Mirror Unit



Bathroom Vanity -Edwardian 61cm basin and standard pedestal



Shower mixer - Heritage Posh Canterbury



Showerhead & rail - Posh Domaine Brass Rail Shower



Heritage toilet roll holder



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

BROOKSFIELD

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

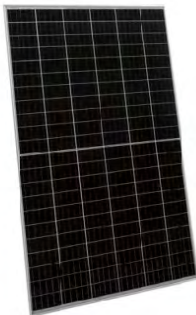


Sungrow SG5K-D Premium

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

— 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 \$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, appearing to read 'Sue Banks'.

Sue Banks
Senior Property Manager
Ph: 021 257 7882

Email: 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

— 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 \$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, appearing to read 'Sue Banks'.

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: 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.

SHEET INDEX

A000

PROJECT INTRODUCTION

A001

SITE PLAN

A002

SITE BOUNDARY PLAN

A003

LANDSCAPE PLAN

A100

FLOOR PLANS TH 1-3

A101

FLOOR PLANS TH 4

A200

SITE ELEVATIONS

A201

SITE ELEVATIONS

A202

3D IMAGES

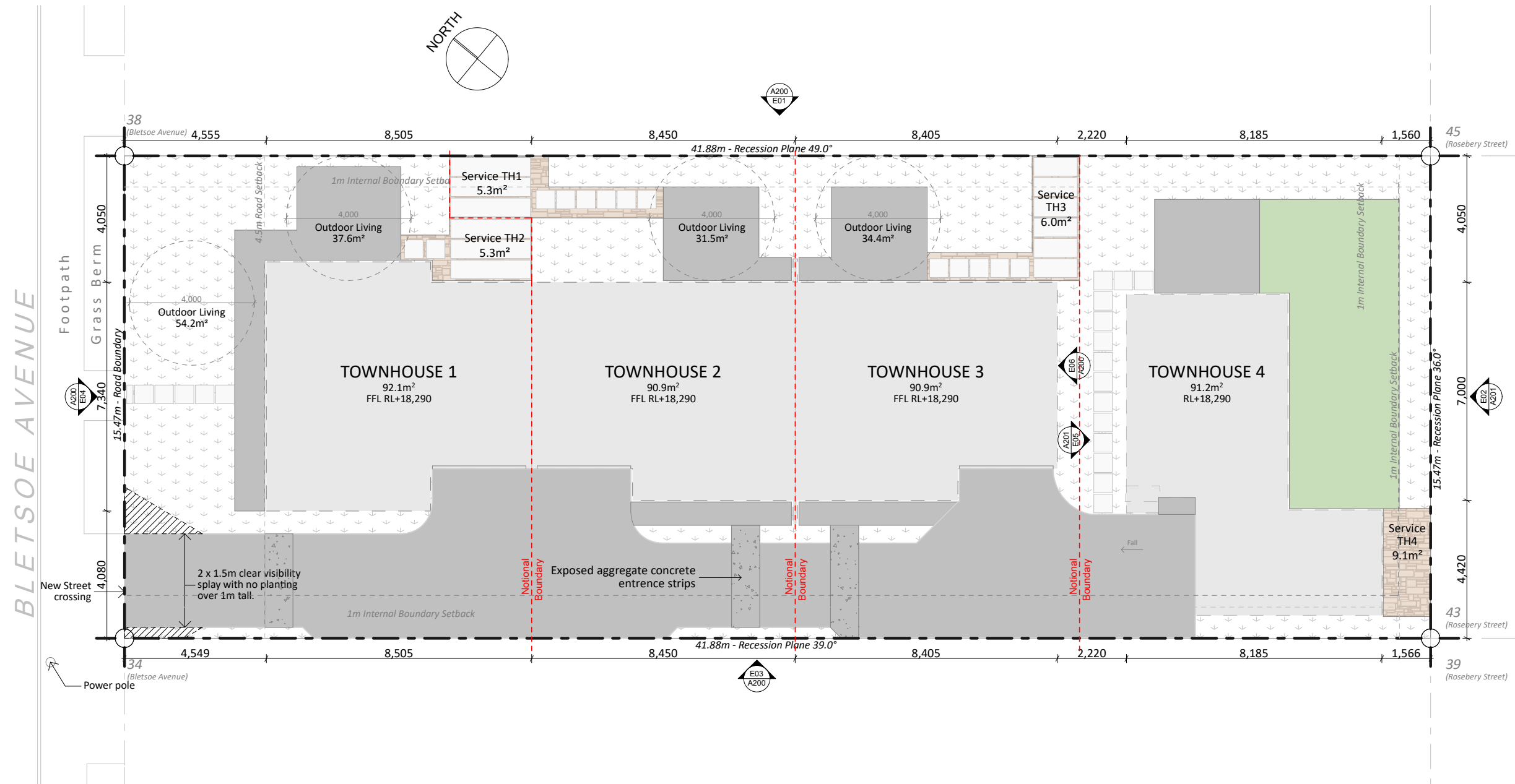


BROOKSFIELD

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



0. SITE PLAN
SCALE 1:150

PROJECT FIGURES:

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

PROJECT INFO:

Address:	36 Bletsoe Avenue Spreydon Christchurch
Legal Description:	Lot 15 DP 3974
Title:	CB335/348
Site Area:	647m ² (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.

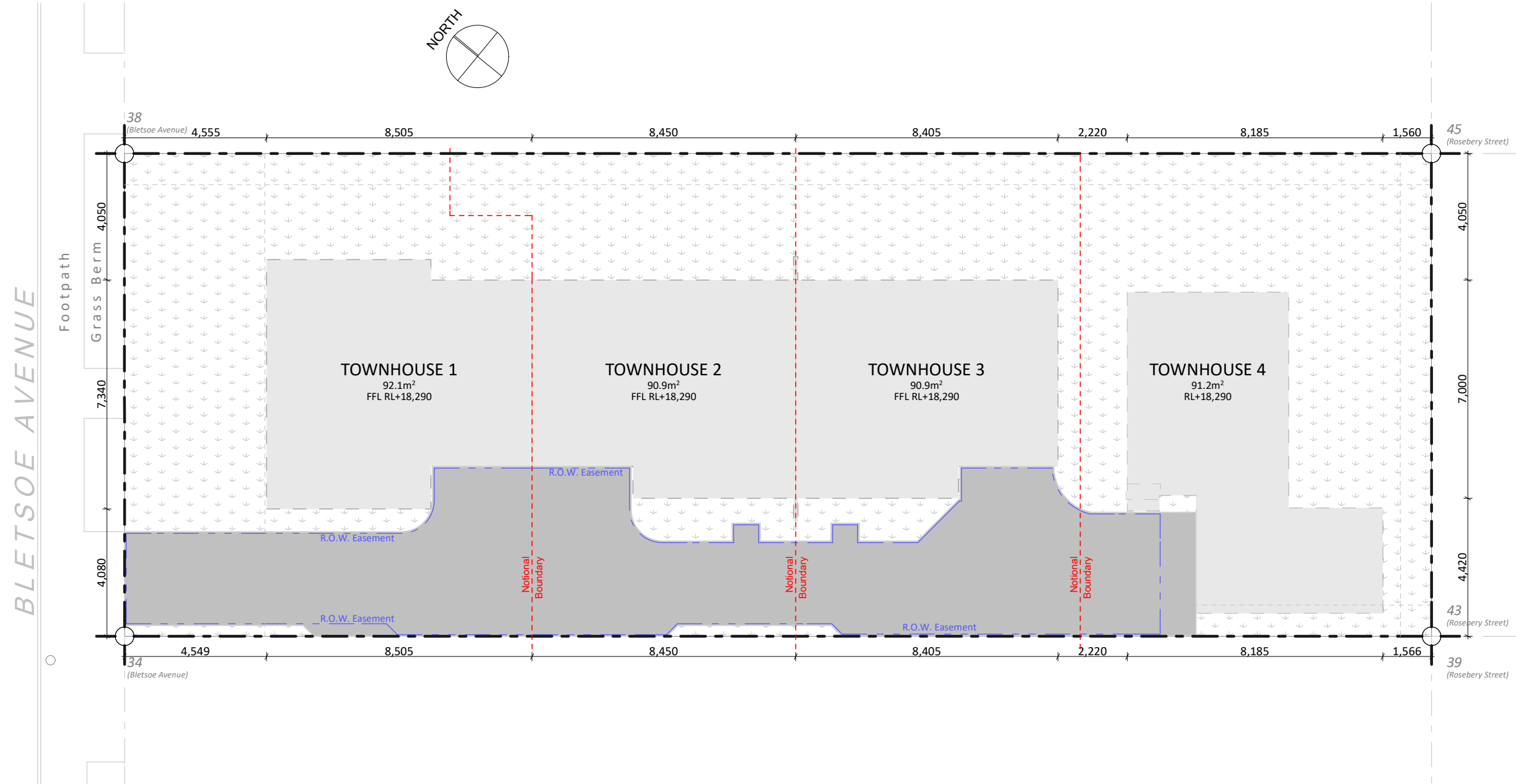
A001

DRAWING NO.

SITE PLAN

REVISION

A



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: 56.0m²
First Floor Area: 36.1m²
Total Floor Area: 92.1m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 55.3m²
First Floor Area: 35.6m²
Total Floor Area: 90.9m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 55.3m²
First Floor Area: 35.6m²
Total Floor Area: 90.9m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 55.5m²
First Floor Area: 35.7m²
Total Floor Area: 91.2m²

Property Area: TBCm²

BROOKSFIELD
HERITAGE

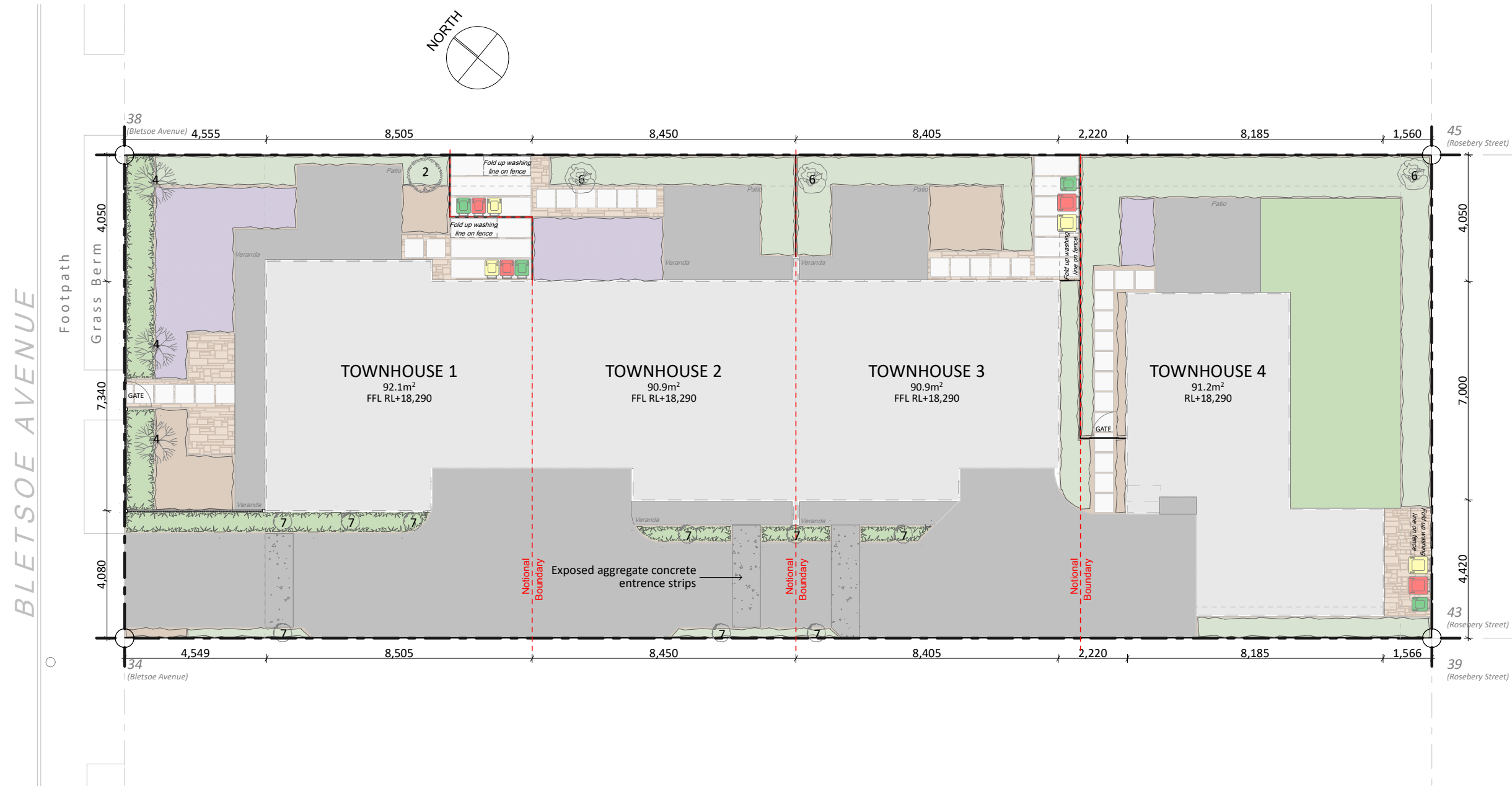
PROJECT NAME
Bletsoe Street Townhouses
Scale 1:150, 1:100 @ A3
Date 23/09/2021

PROJECT ADDRESS
36 Bletsoe Avenue
Spreydon
Christchurch

DRAWING NO. REVISION

A002 **A**

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

LANDSCAPE LEGEND

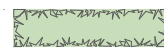
- Grass / lawn Area
- Planting Area
- refer to Landscape Plan for detail
- Lime Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

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

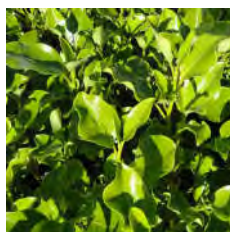
PLANT LEGEND



TYPE 1 - PORTUGUESE
LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE
MAPLE
"Acer palmatum"



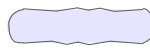
TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



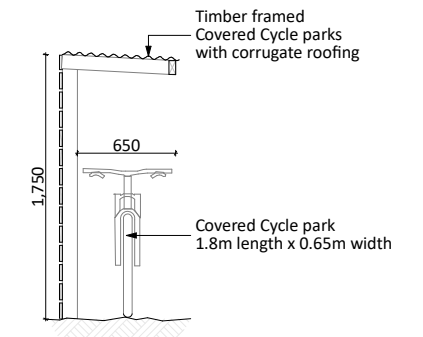
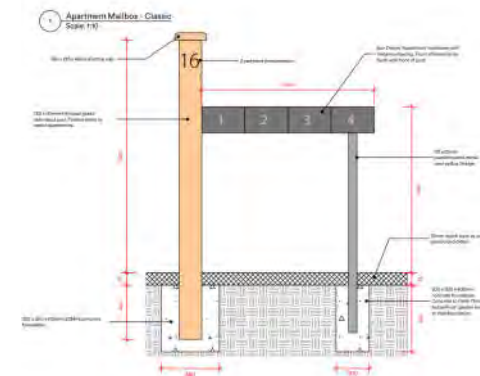
TYPE 5 - FLOWER MIX
Hydrangea, Lavender,
and selected flowering
plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



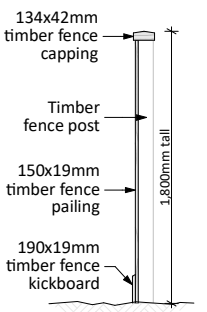
TYPE 7 - THUJA
"Thuja occidentalis"



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

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

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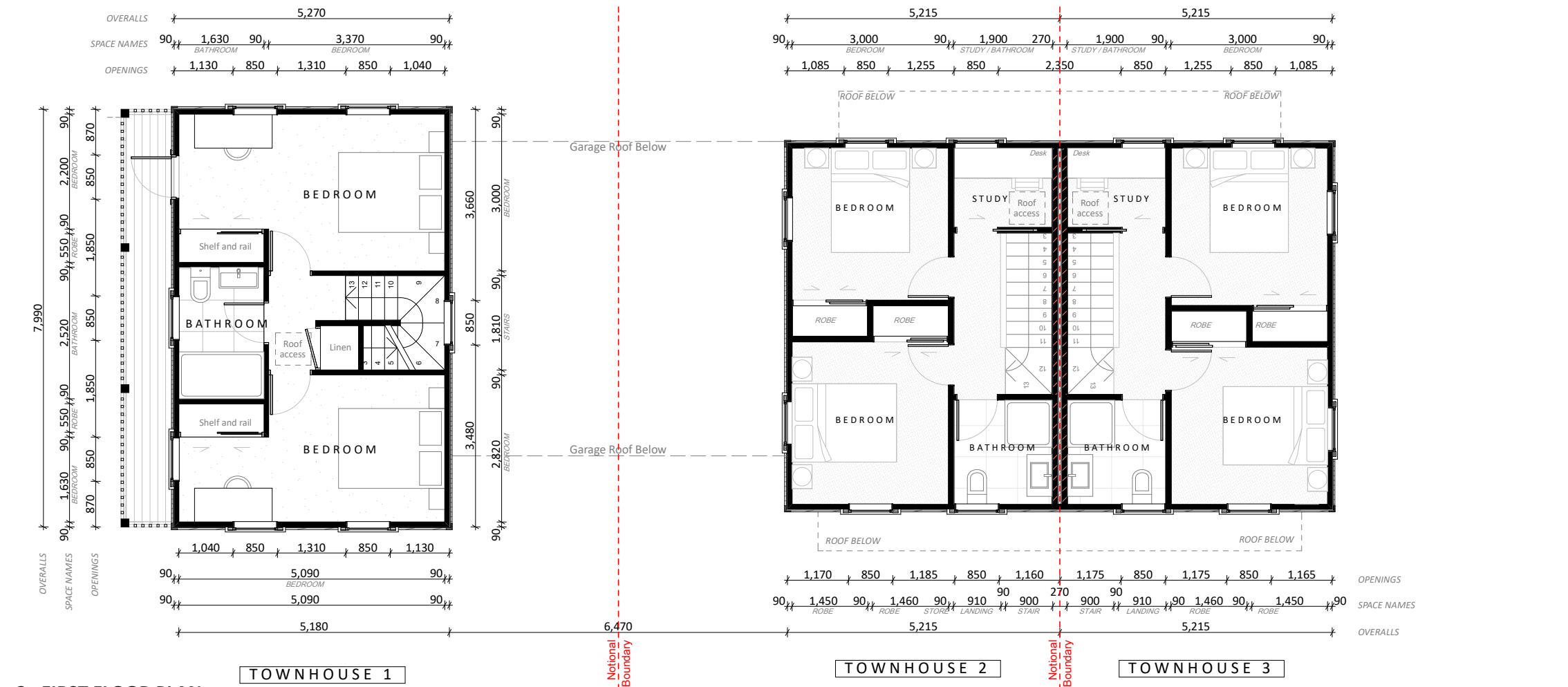
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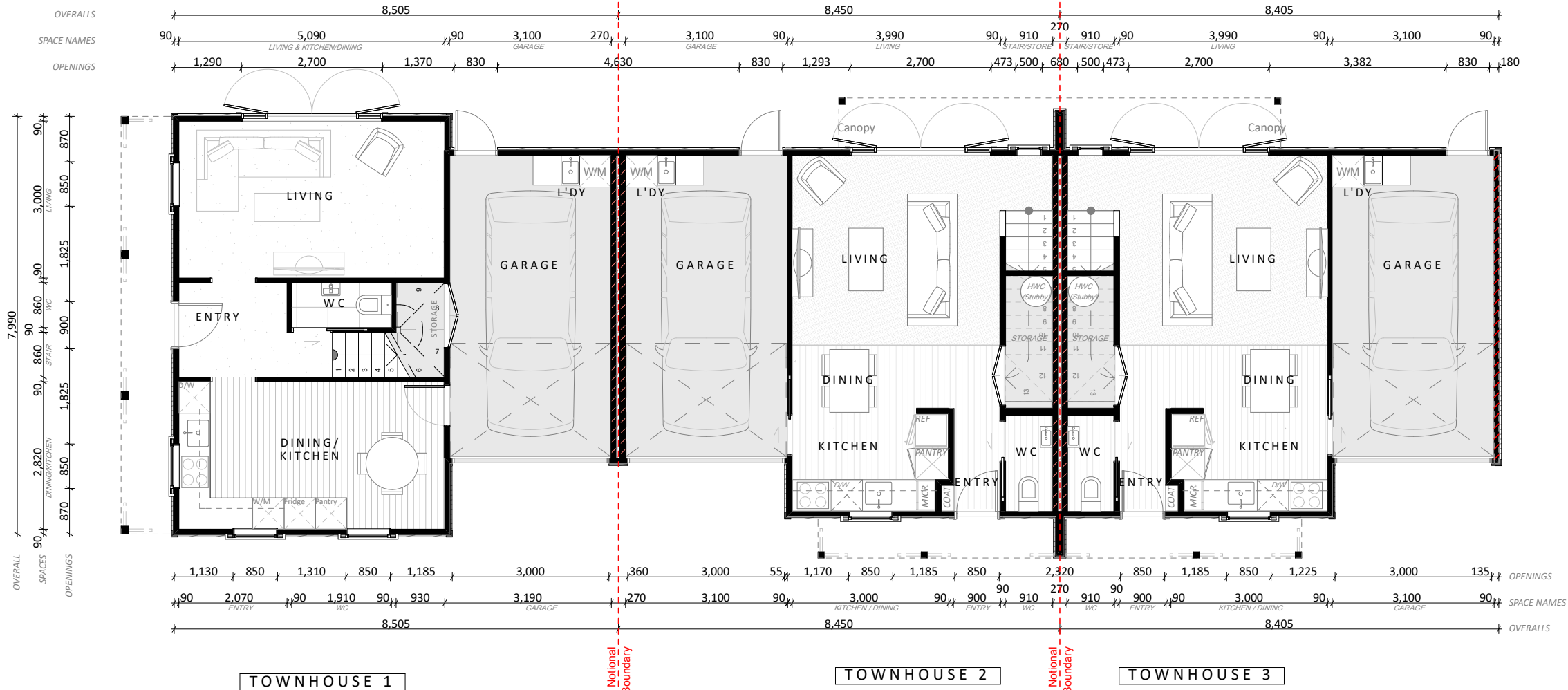
LANDSCAPE PLAN

REVISION

A



2. FIRST FLOOR PLAN
SCALE 1:100



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 140mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- 140mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
- 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

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

A100

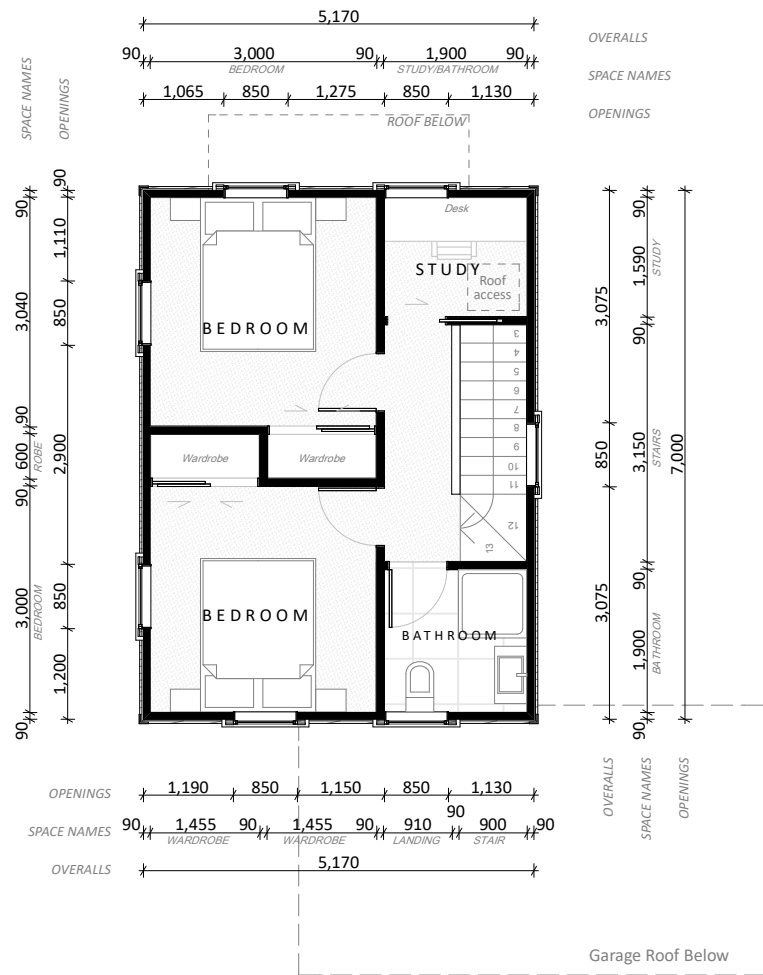
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DRAWING NO.

FLOOR PLANS TH 1-3



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 140mm Timber Framed wall (external wall)
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BROOKSFIELD

HERITAGE

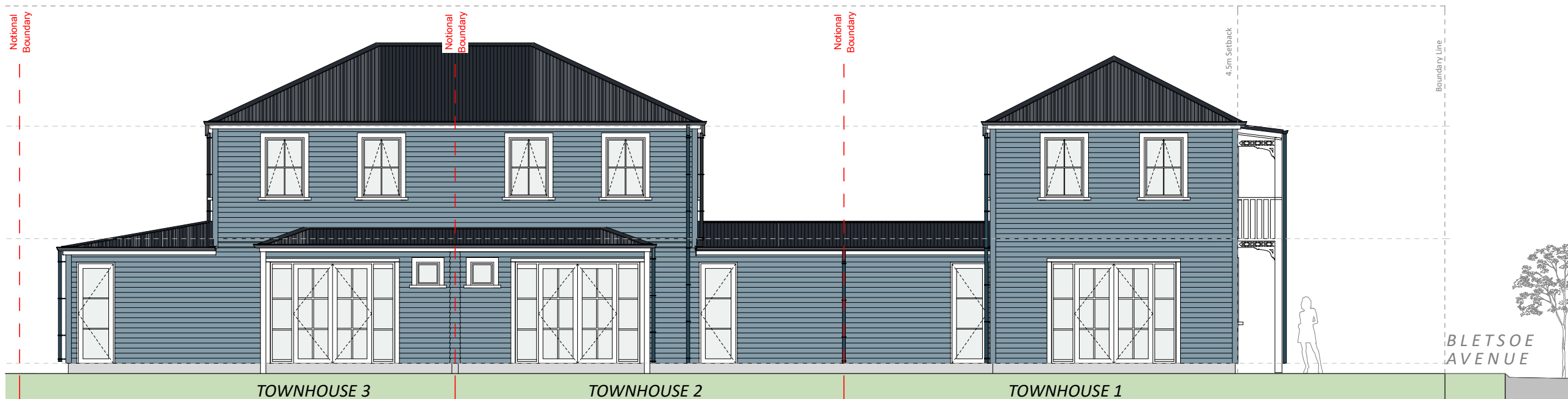
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Bletsoe Street Townhouses
Scale 1:100 @ A3
Date 23/09/2021

PROJECT ADDRESS
36 Bletsoe Avenue
Spreydon
Christchurch

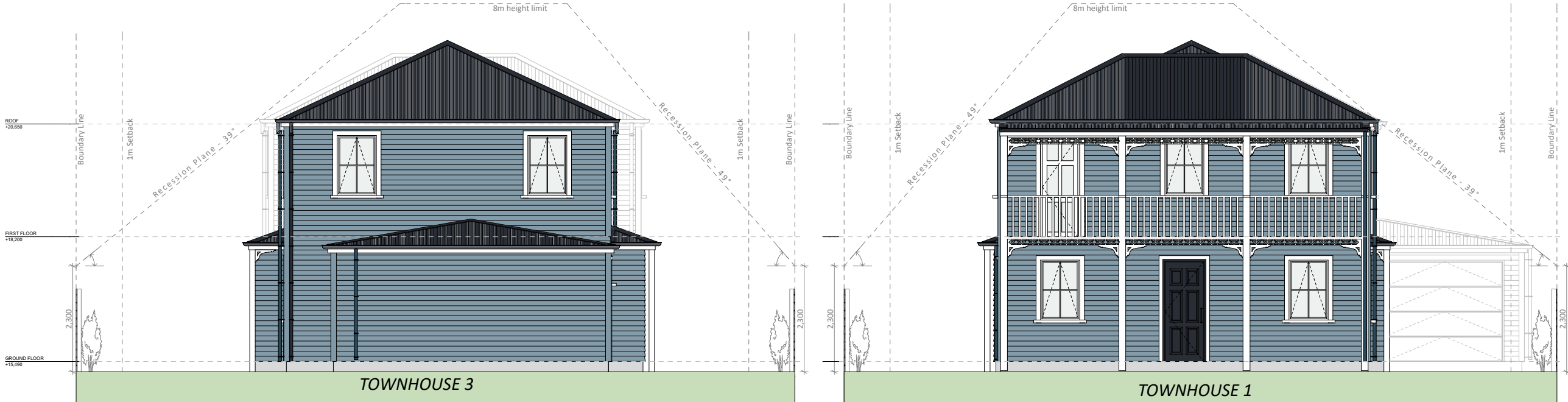
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A101 A

DRAWING NO.
FLOOR PLANS TH 4

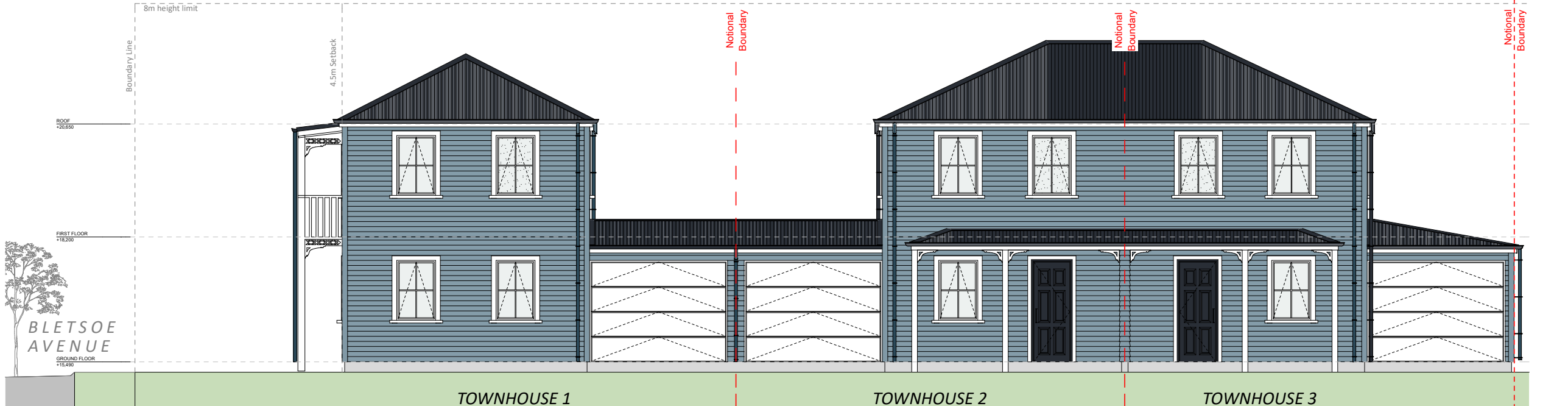


E01 NORTH ELEVATION
SCALE 1:100



E06 EAST ELEVATION TH3
SCALE 1:100

E04 WEST ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

LEGEND

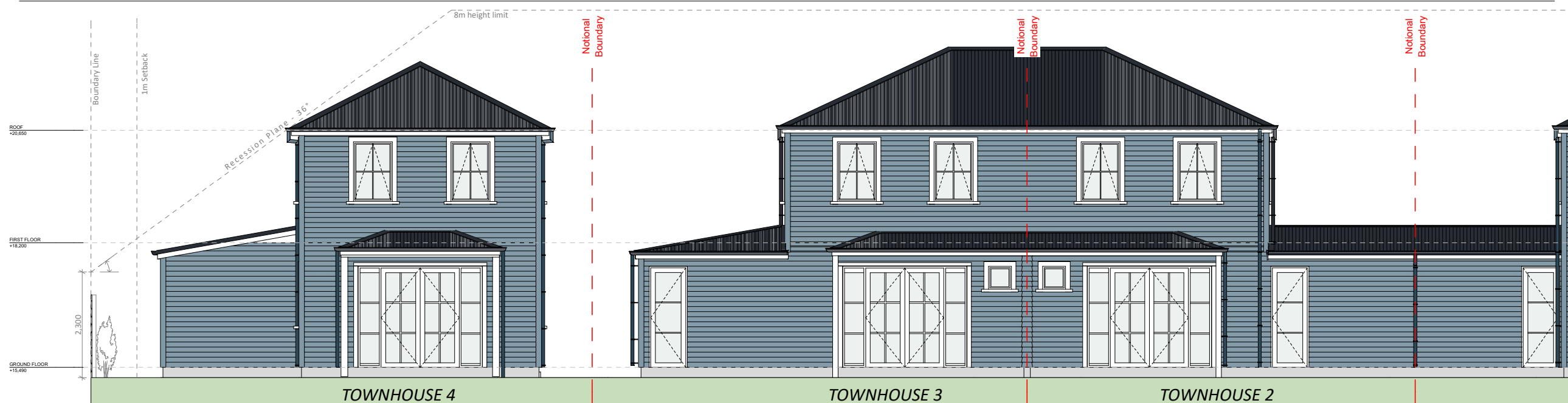
- Roof**
- Dimond Corrugate (0.4mm BMT)
 - Colorsteel Endura roof cladding over Thermakraft Covertek roof underlay
 - Colour to be Coloursteel white
 - Confirm with Brookfield Living before ordering.
- Horizontal Weatherboard**
- Southern Pine Bevelback
 - Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
 - Colour to be Resene Black White
 - Confirm with Brookfield Living before ordering.

NOTES

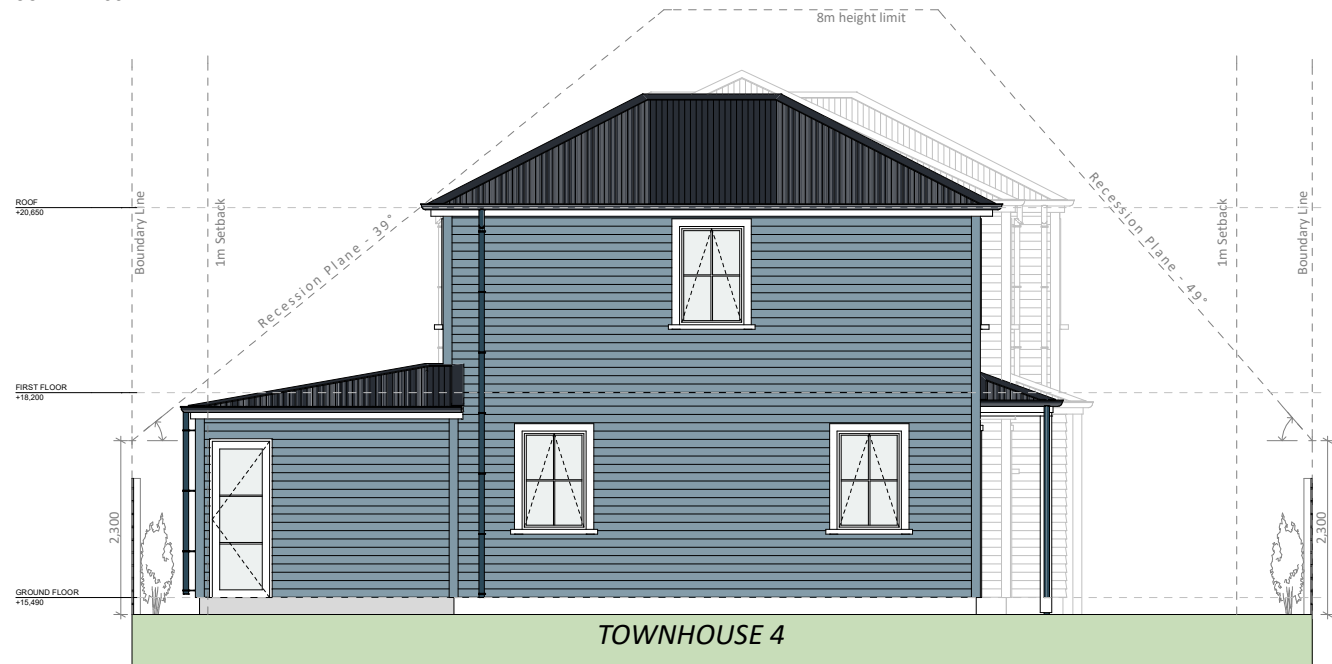
- Gutter**
- Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes**
- Downpipes to be 80Ø, finish & colour to match roofing (UNO)
- Joinery**
- APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows
 - Double glazed windows 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
HERITAGE

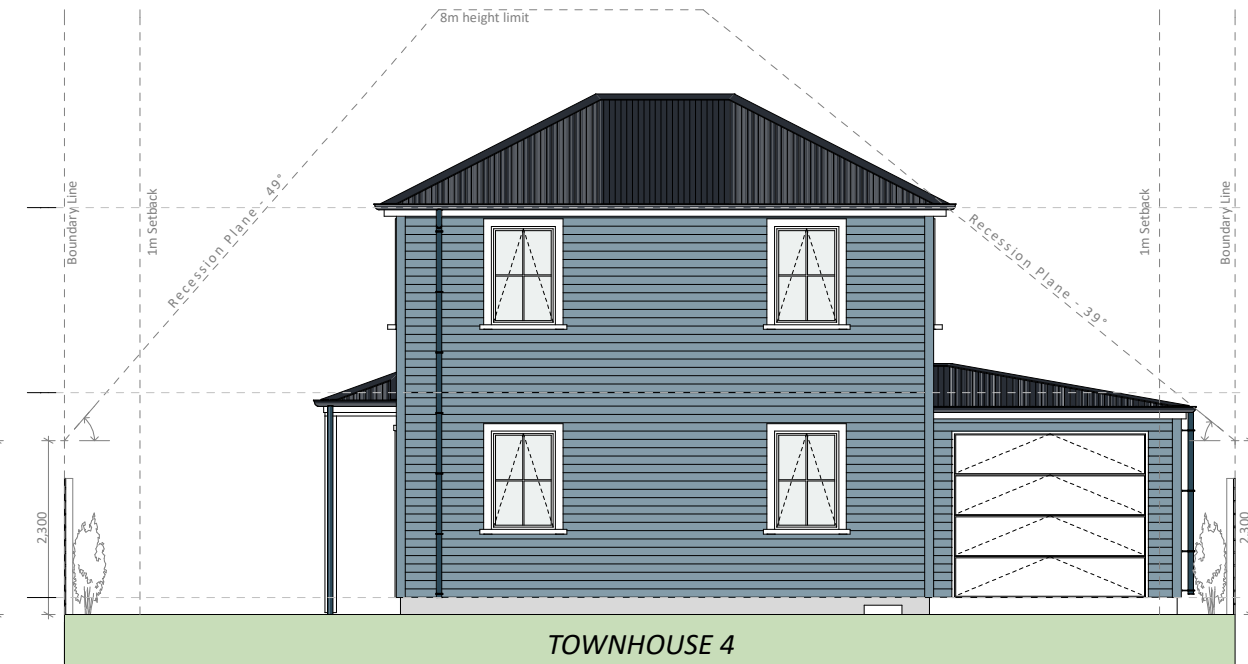
PROJECT NAME	
Bletsoe Street Townhouses	
Scale	1:100 @ A3
Date	23/09/2021
PROJECT ADDRESS	
36 Bletsoe Avenue Spreydon Christchurch	
DRAWING NO.	REVISION
A200	A
DRAWING NO.	
SITE ELEVATIONS	



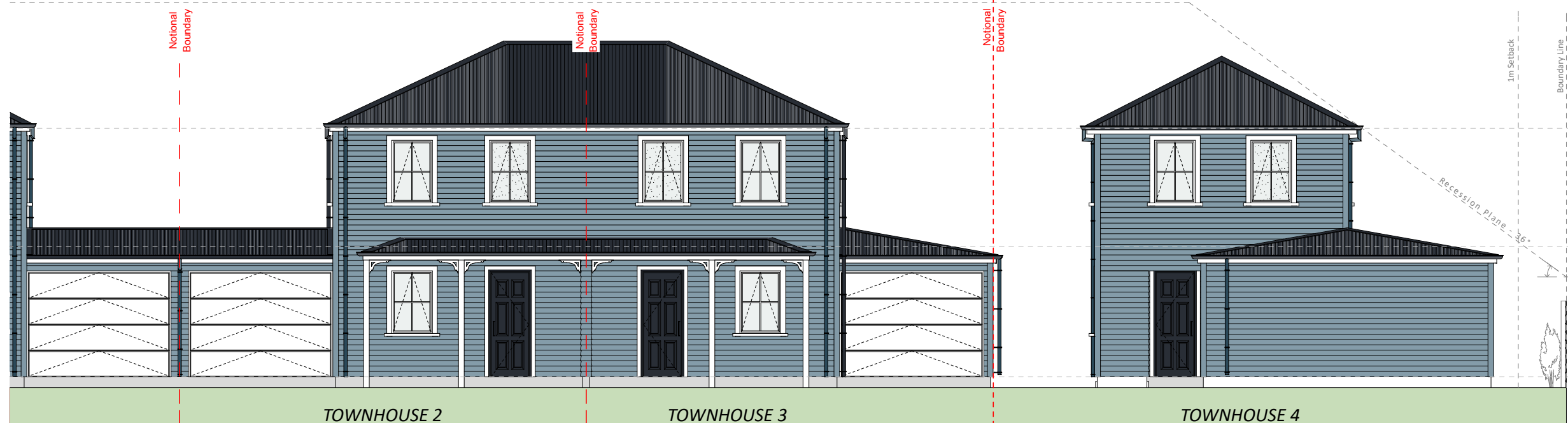
E01 NORTH ELEVATION
SCALE 1:100



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	\$769,000.00
House 2	2 + Study	1.5	Single Garage	91m2	\$749,000.00
House 3	2 + Study	1.5	Single Garage	91m2	\$749,000.00
House 4	2 + Study	1.5	Single Garage	91m2	\$769,000.00

Expected Start

May 2022

Expected Completion

November 2022

Title Type

Fee Simple

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

BROOKSFIELD