

# 38 Buffon Street, Waltham, Christchurch

Seven Georgian Row Townhouses



#### General Information

# 38 Buffon Street is another exceptional display of our Georgian Row homes.

#### Price list

	BEDROOMS	BATHROOMS	GARAGE	SIZE (m <sup>2</sup> )	PRICE
Townhouse 1	3	1.5	Carpark	98	\$727,000
Townhouse 2	3	1.5	Carpark	96.9	\$699,000
Townhouse 3	3	1.5	Carpark	96.9	\$717,000
Townhouse 4	3	1.5	Carpark	96.9	\$699,000
Townhouse 5	3	1.5	Carpark	96.9	\$717,000
Townhouse 6	3	1.5	Carpark	96.9	\$717,000
Townhouse 7	3	1.5	Carpark	98	\$709,000

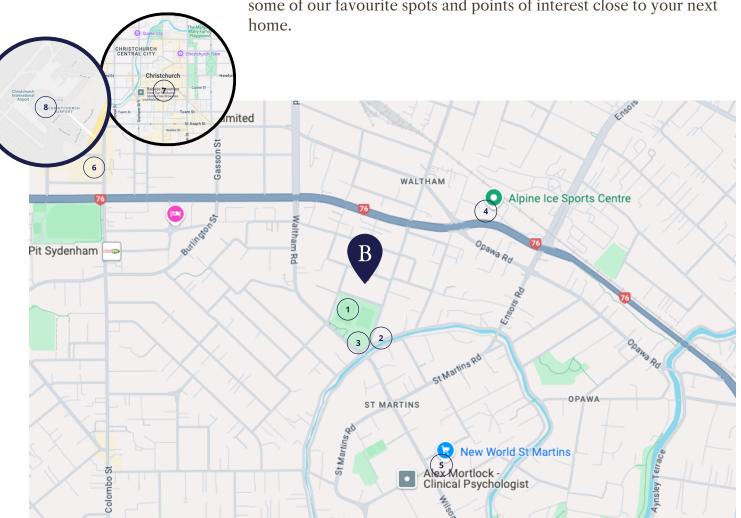
#### Build time

Start		Estimated Completion
September 2024	8- 10 months	July 2025

#### Location

38 Buffon Street is another example of our Georgian Row homes that are bringing the character back to Christchurch.

Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- (1) Waltham Park 350m

Heathcote River - 400m

- 3 Waltham Pool 500m
- 4 Alpine Ice 850m

- St Martin's Shopping Centre 1.1km
- (6) The Colombo 1.8km
- 7 Christchurch CBD 2.5km
- (8) Christchurch Airport 13.2km

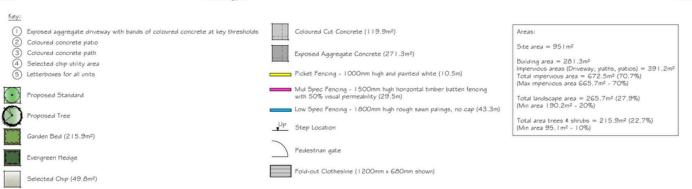


# WIN A FREE BROOKSFIELD

#### Site Plan

38 Buffon Street







#### East & West Elevations

Ground Floor Stud Height - 2.55m First Floor Stud Height - 2.45m Attic Floor Stud Height - Coved up to 2.45m

Townhouse 7 Townhouse 6 Townhouse 5 Townhouse 4 Townhouse 3 Townhouse 2 Townhouse 1



West Elevation





**East Elevation** 



# North & South Elevations

Ground Floor Stud Height - 2.55m First Floor Stud Height - 2.45m Attic Floor Stud Height - Coved up to 2.45m



North Elevation South Elevation



**Street Elevation** 



### Floor Plans – Townhouse 1





Ground floor First floor Attic floor



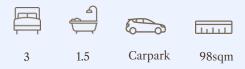
## Floor Plans – Townhouse 2-6







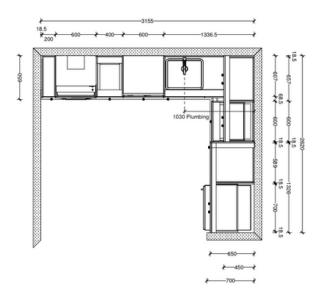
## Floor Plans – Townhouse 7

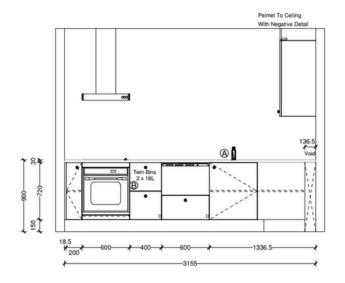


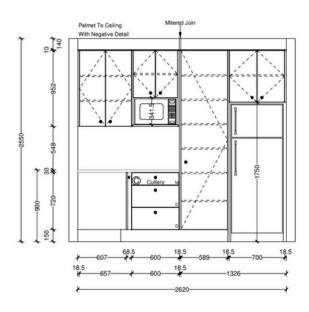




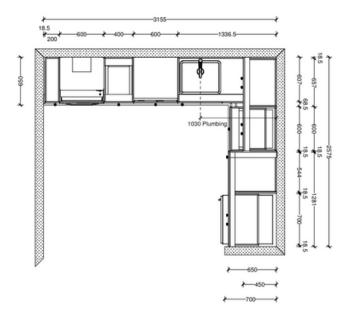
# Kitchen Plans - Townhouse 1

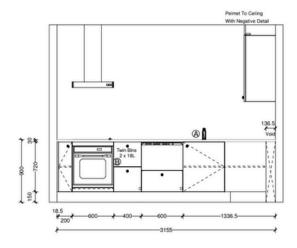


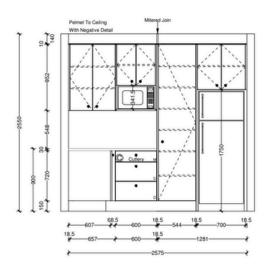




# Kitchen Plans - Townhouse 2-7





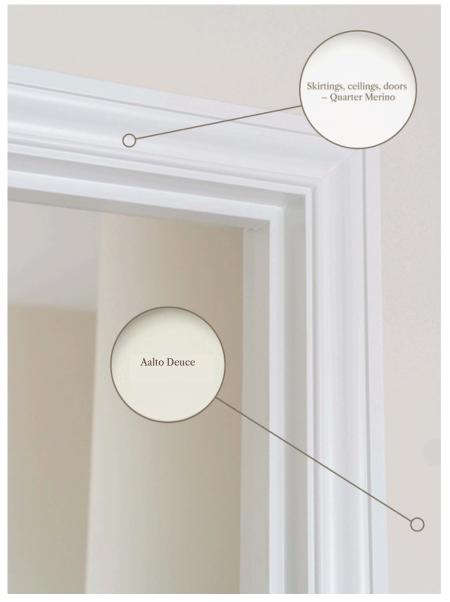


# *It's all in the details –* Standard Interior Spec



# Colouring & Detailing

Note: All homes are sold as a turnkey package. Everything will be completed prior to handover including window furnishings and landscaping. The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfield we believe in using high-quality and sustainable materials, so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.



The homes come with a neutral colour palette for you to make your own



#### Standard Spec



#### Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty sink mixer
- 3. Kitchen/Entranc Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, Architraves, Ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door Handle: Polished
- 10. Shower Tile: Pacific White Lappato tile 600x600

#### Bathroom

Shower: Posh Domaine Brass Rail

Heated Towel Rail: Elan 7 Rail Warmer

Heater: Weiss FH24SS

#### **Appliances and Chattles**

Oven: Smeg SFA6500TVX

Cooktop: Smeg Induction SI7643B

Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9

Range Hood: Applico Canopy Range Hood

Heat Pump: 7.5kW Fujitsu/Daikin with Wi-Fi Control

Smoke Alarms

#### Window Furnishings

Living Area Blinds: Roller blinds

Bedroom Blinds: Venetian blinds

#### Insulation

Ceiling: Terra Lana Wool R3.6

Walls: Terra Lana Wool R2.8

Underfloor: R1.4 Polystyrene in Concrete Foundation

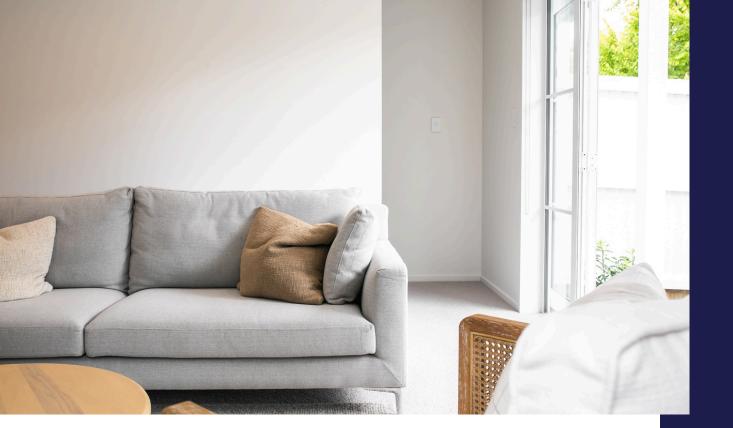


# Standard Spec









#### Your Specialist Property Management Team

#### We Look After Your Property Like It's Our Own

At Brooksfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

#### Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- · Respect for your property and your tenants
- A commitment to long term value and relationships

#### Our Team



Ngaire Baker Senior Property Manager



Richard Milbank Property Manager

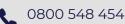


Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration











### Your Rental Appraisal

9 May 2025









ADDRESS: Townhouses 1-7, 38 Buffon Street, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings, and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be \$675 per week for an unfurnished, residential rental home.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker Senior Property Manager





About Brooksfield

# If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfield began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional cottages.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

What makes Brooksfield homes different?

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 bench tops, 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.





# Brooksfield Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:
Email:
Address of Property:
Indicated Price:
End Date of Hold:
Client Acknowledgement:
I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have  Until the end date as stated above to either:  (a) to proceed forward by making a conditional offer.  (b) not to proceed forward, thus ending our Hold on the above property.
The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).
Signed:

### BROOKSFIELD

