

42 Woodville Street, Edgeware, Christchurch

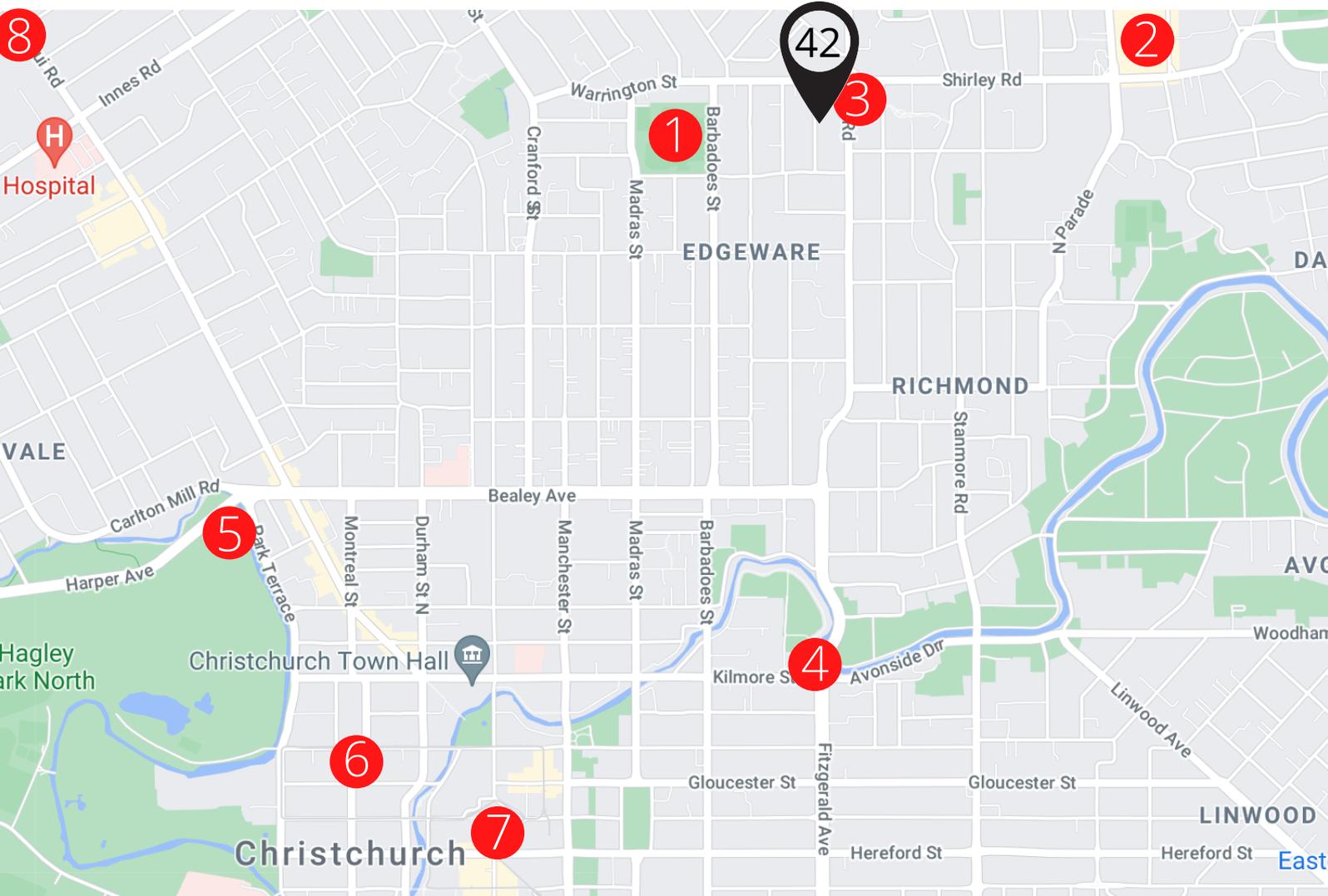
Brooksfield Heritage



BROOKSFIELD

Location

Located on Woodville Street, a short distance from St Albans, a 2 minute walk to Hills Road Shopping Centre and a 6 minute drive to the City. See below some of our favourite amenities and their distance from your next home or investment.



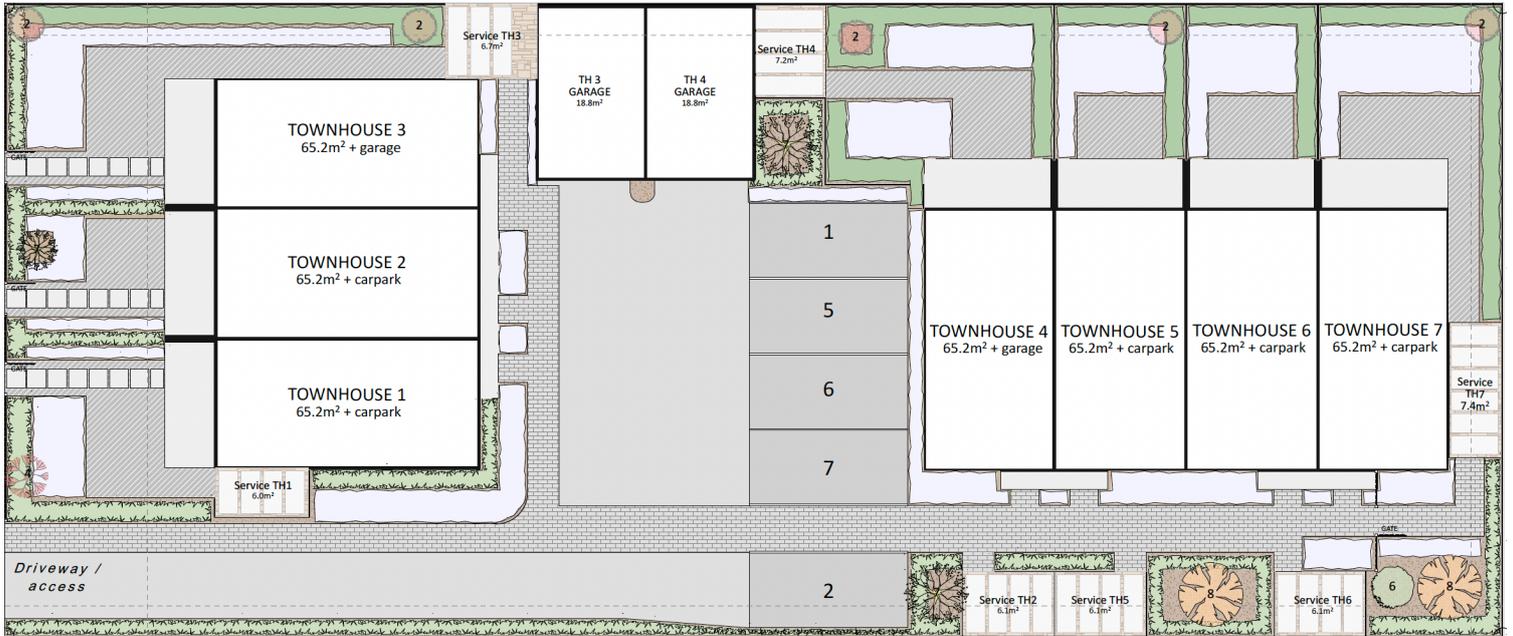
- 1 Saint Albans Park (400m)
- 2 The Palms Mall (1km)
- 3 Hills Road Shops (400m)
- 4 Pomeroy's Cafe & Bar (2km)

- 5 Hagley Park (3km)
- 6 Art Gallery (3.4km)
- 7 Central City (3.7km)
- 8 Christchurch Airport (11km)

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Layout

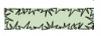
These 7 homes are thoughtfully laid out and have been designed with heritage landscape specifications, including picket fences and boxed hedging. All homes come with large north or north-west outdoor living, which include established planting of Cherry, Kowhai, Maple and Karaka trees with Lavender and Hydrangeas underneath.



PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



TYPE 2 - JAPANESE MAPLE
"or similar"



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 - TEDDY BEAR
Magnolia grandiflora
"Teddy Bear" or similar



TYPE 7 - KOWHAI
Sophora microphylla



TYPE 8 - KARAKA
New Zealand laurel



BROOKSFIELD

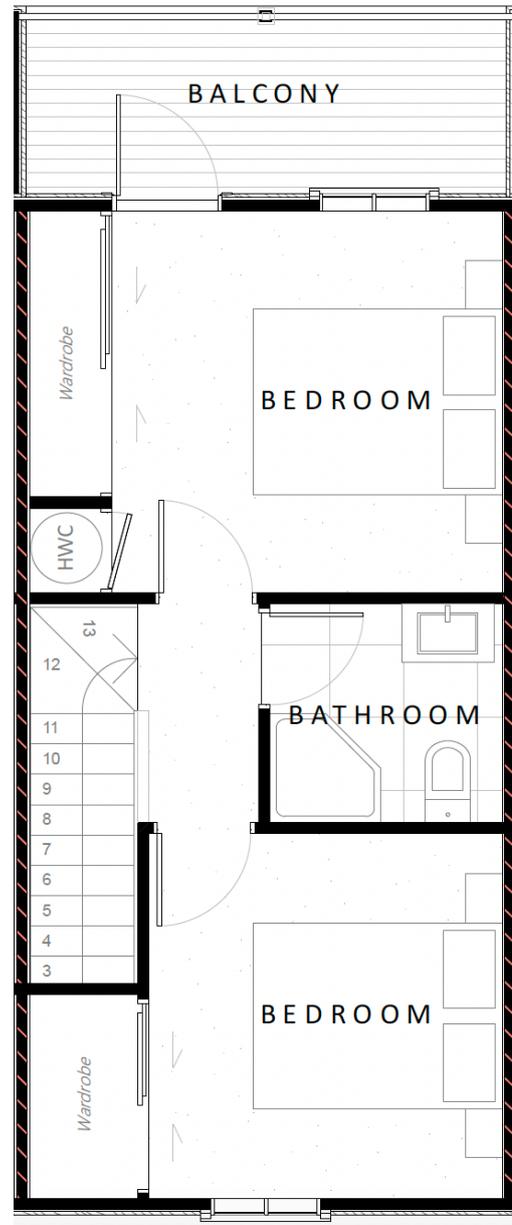
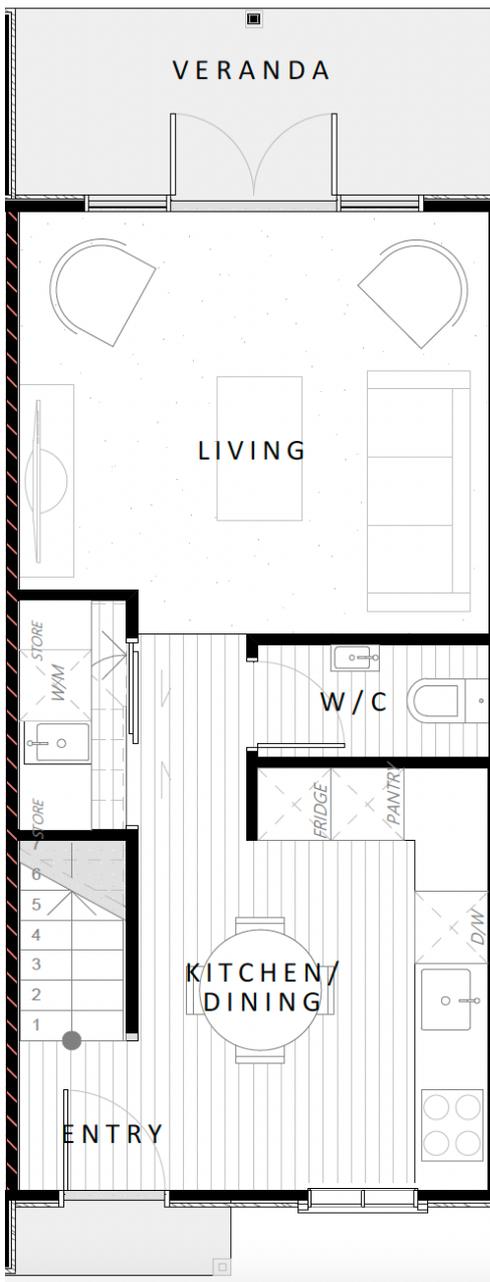
Design And Interior

On the ground floor these homes have been laid out with separate kitchen/ dining and lounge with a hallway and toilet in between. Upstairs we have two large bedrooms, one with a north or west facing balcony and a large bathroom.



Floor Area m2

66



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Colours & Specifications

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



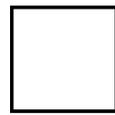
Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



Kitchen Cabinets - French Country White



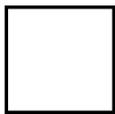
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

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



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

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



Rental Assessment - 42 Woodville St, St Albans

29th July 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 42 Woodville St.

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 \$480 - \$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

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 - 42 Woodville St, St Albans

29th July 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 42 Woodville St.

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 \$465 - \$485 unfurnished, for a long term rental.

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

Thanks

Handwritten signature of 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.



Design Workshop Architecture.

DESIGN WORKSHOP LTD

4/1008 Ferry Road
Ferrymead
Christchurch
03 384 3565
team@dwa.co.nz
www.dwa.co.nz

DWA. PROJECT AND SHEET INDEX

DATE	6/08/2021
JOB NO.	DW1292
DRAWN	HGW
CHECKED	DWA

ISSUE

STAGE	REV	DATE
MARKETING ISSUE	A	6/08/2021

SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	ELEVATIONS + GARAGE
A300	VISUALISATIONS
A301	VISUALISATIONS



BROOKSFIELD

— HERITAGE —

Woodville Development
42 Woodville Street, St Albans, Christchurch



PROJECT INFO:

Address: 42 Woodville Street
St Albans
Christchurch

Legal Description: Lot 132 DP 2421
Title: CB20A/599

Site Area: 951m² (more or less)

Building Area: House foundations 241.3m²
Total area housing 456.4m²

Site Coverage: 25.4%

Planning Zone: RSDT
Wind Zone: A
Earthquake Zone: 2, TC3
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
FMA: Yes
FFL minimum: 13.71m RL District Plan

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC 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
Refer to Landscape Design for further 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 flattened where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Work area shall be protected by site fencing to comply with F5.

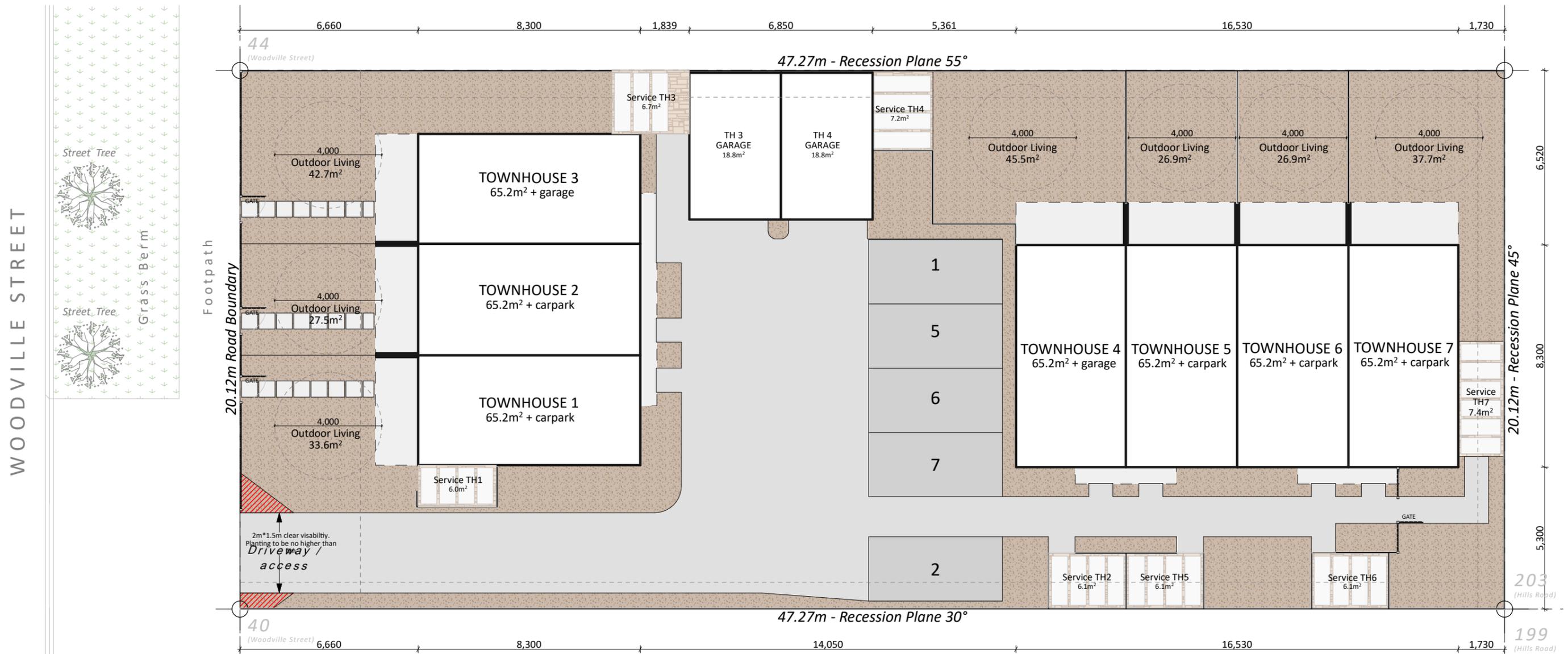
PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN



0. SITE PLAN
SCALE 1:150

PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN

SITE BOUNDARY PLAN LEGEND

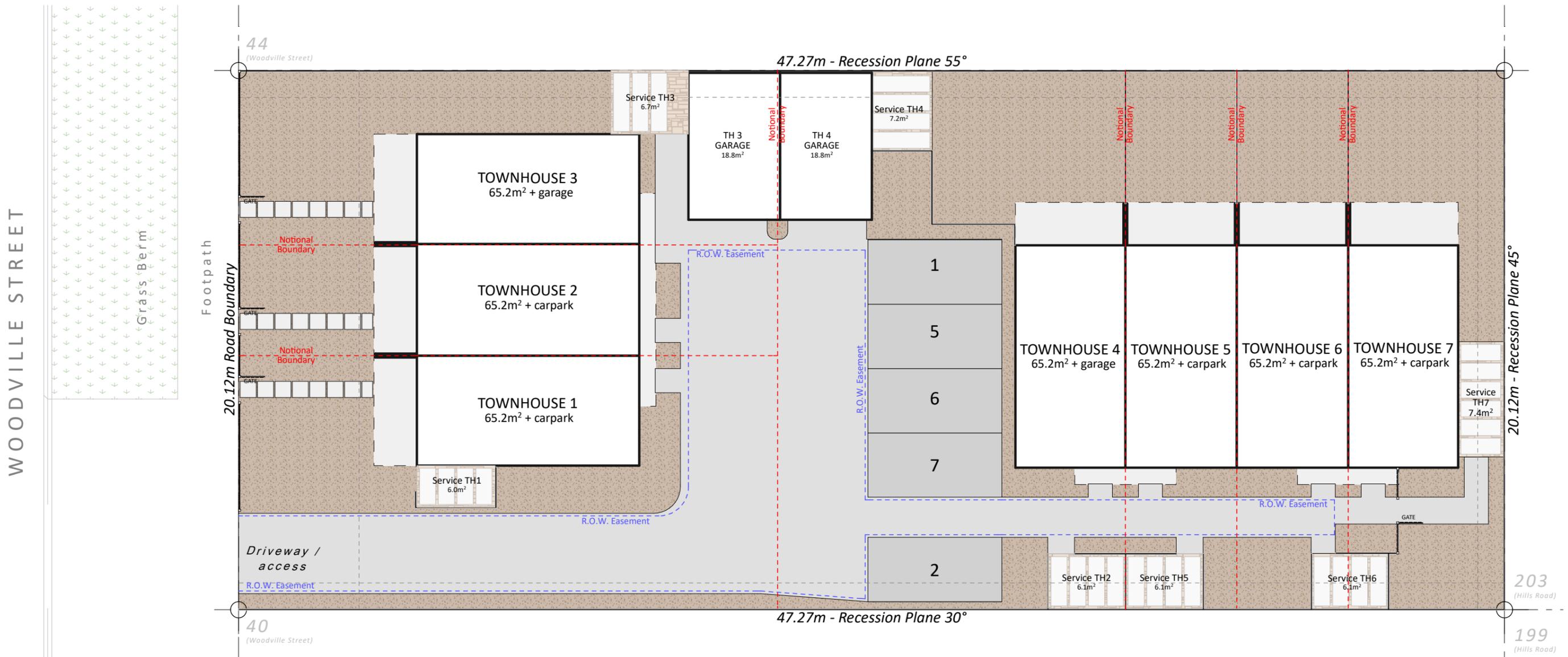
--- Property/Notional Boundary Line

--- R.O.W Easement

Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

TOWNHOUSE 1:	TOWNHOUSE 2:	TOWNHOUSE 3:	TOWNHOUSE 4:	TOWNHOUSE 5:	TOWNHOUSE 6:	TOWNHOUSE 7:
Ground Floor Area: 33.7m ²						
First Floor Area: 31.5m ²						
Total Floor Area: 65.2m ²						
Property Area: TBCm ²						



0. SITE BOUNDARY PLAN
SCALE 1:150

PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN

LANDSCAPING LEGEND

-  Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
-  Lime Chip Area
- lime chip finished
-  Paver
- 600x600 or custom cut 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
- For planting refer to **Plant Legend**

LETTERBOX



- 7x Box Design letterbox at front boundary with street number and unit lettering

PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



TYPE 2 - JAPANESE MAPLE
or similar



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



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Hydrangea, Lavender,
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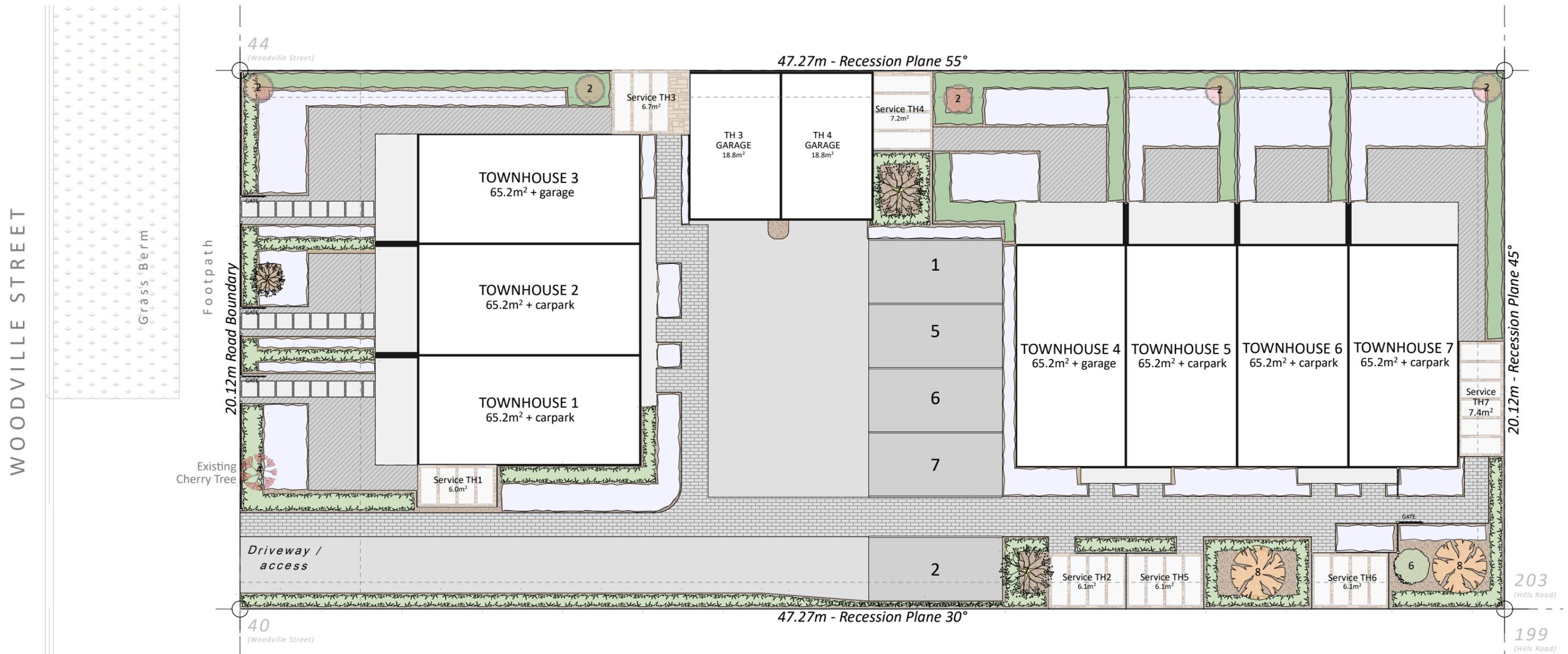
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Magnolia grandiflora
'Teddy Bear' or similar



TYPE 7 - KOWHAI
Sophora microphylla



TYPE 8 - KARAKA
New Zealand laurel



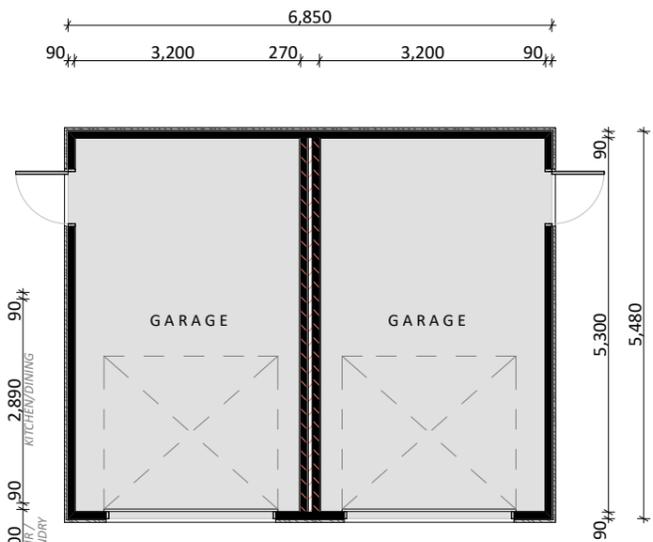
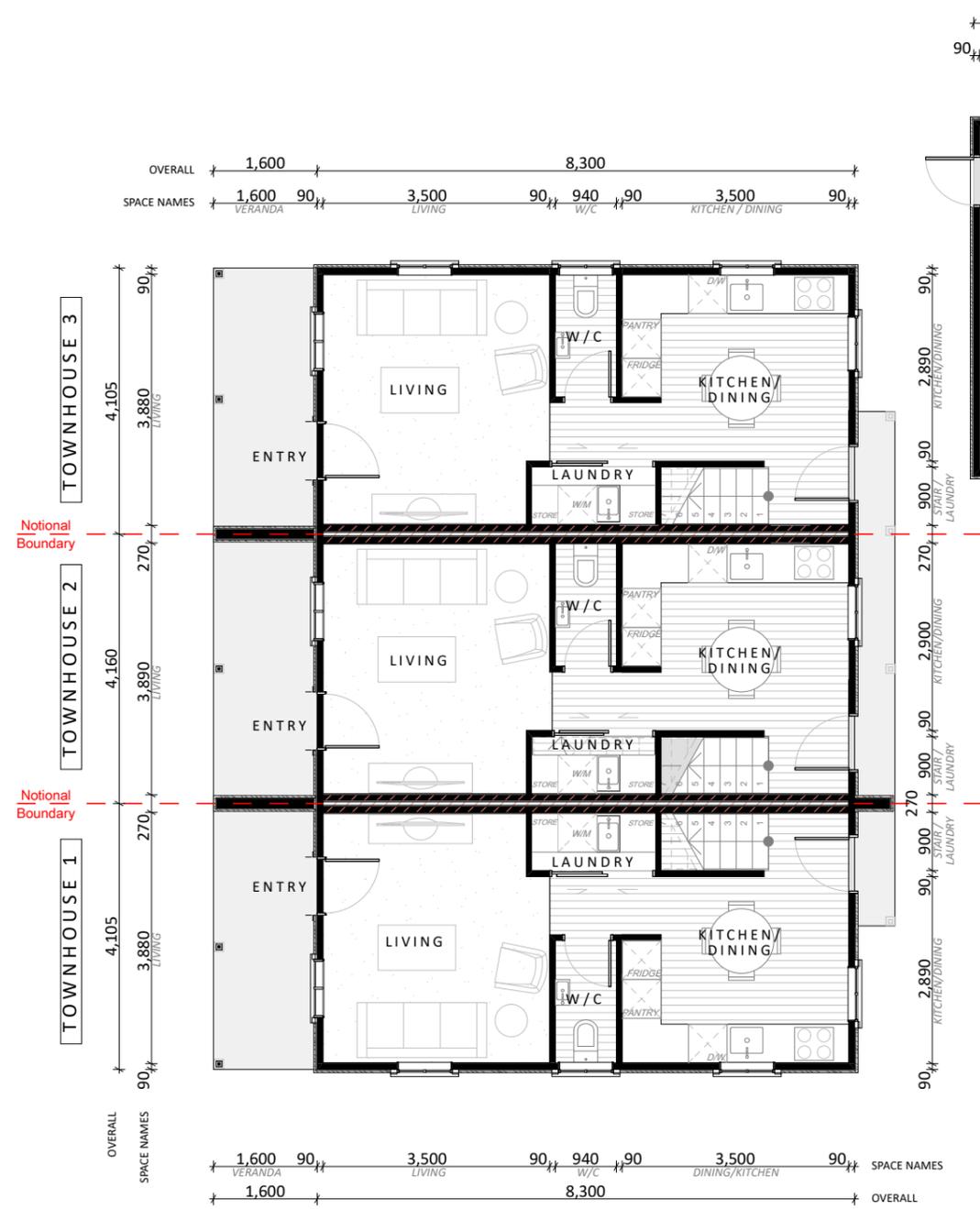
PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
GROUND FLOOR PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back 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 Construction Systems INTA120a Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification

1. GROUND FLOOR PLAN
SCALE 1:100

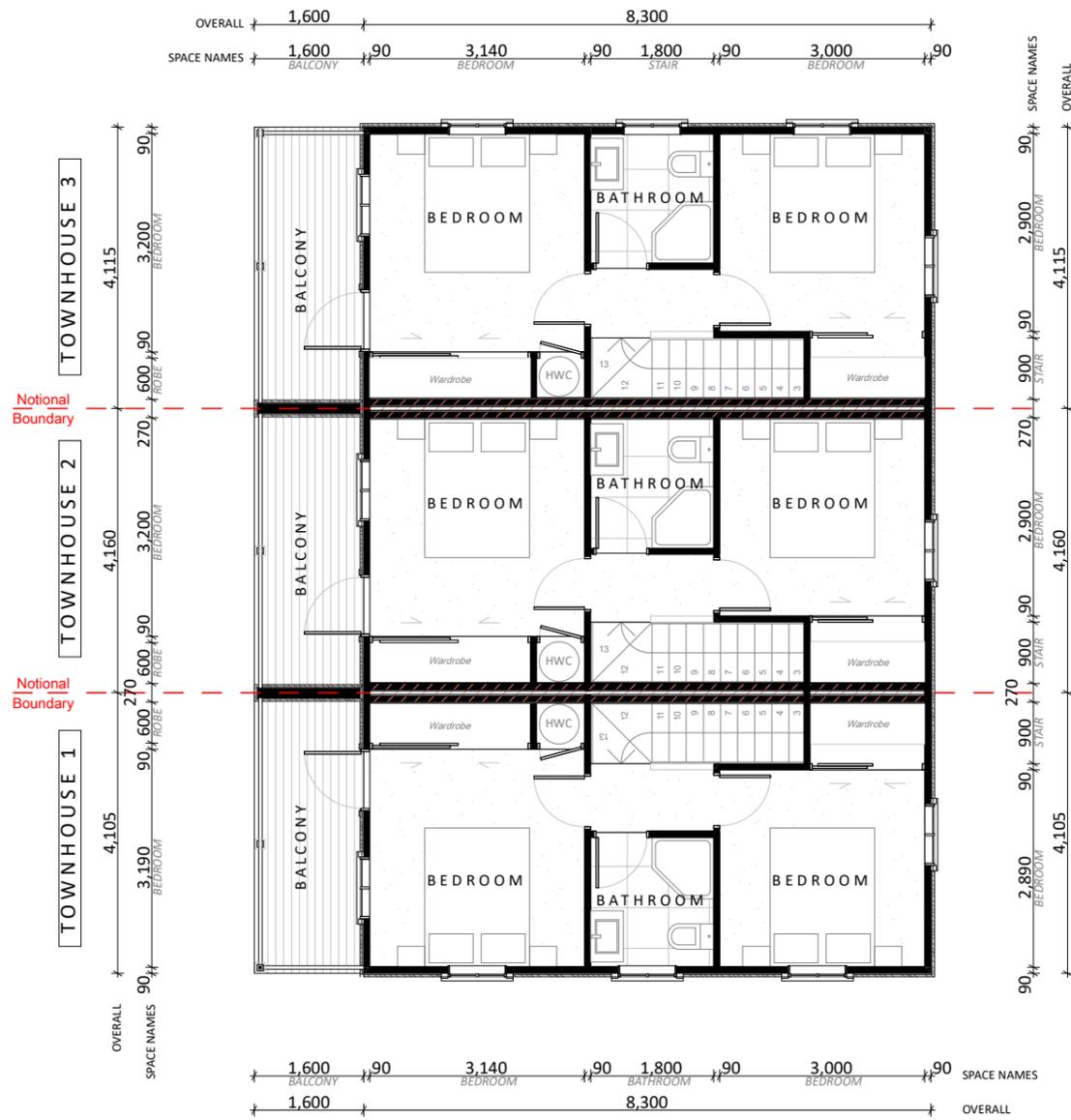
PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A101 **A**

DRAWING NO.
FIRST FLOOR PLAN



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back 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 Construction Systems INTA120a Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification



2. FIRST FLOOR PLAN
SCALE 1:100

BROOKSFIELD

HERITAGE

PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A200 **A**

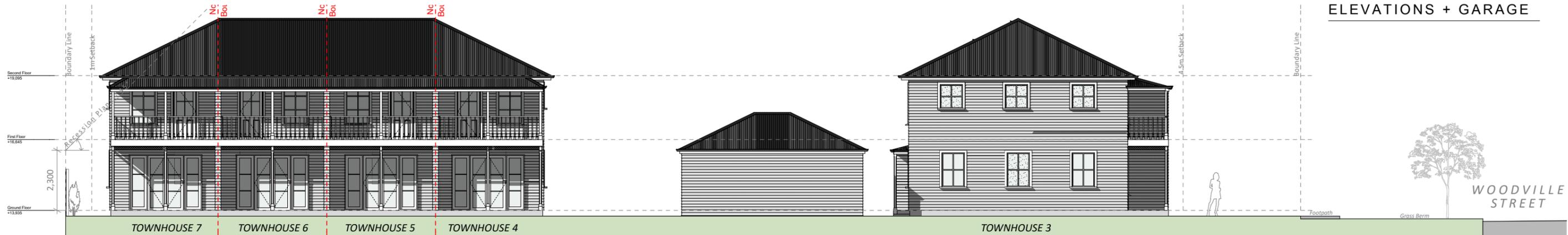
DRAWING NO.
ELEVATIONS + GARAGE

LEGEND

-  **Roof**
- Diamond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfields Living
 -  **Horizontal Weatherboard**
- Southern Pine Products Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity over wall underlay.
- Colour to be selected by Brookfields Living
Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes to be 80Ø, finish & colour to match roofing (UNO)



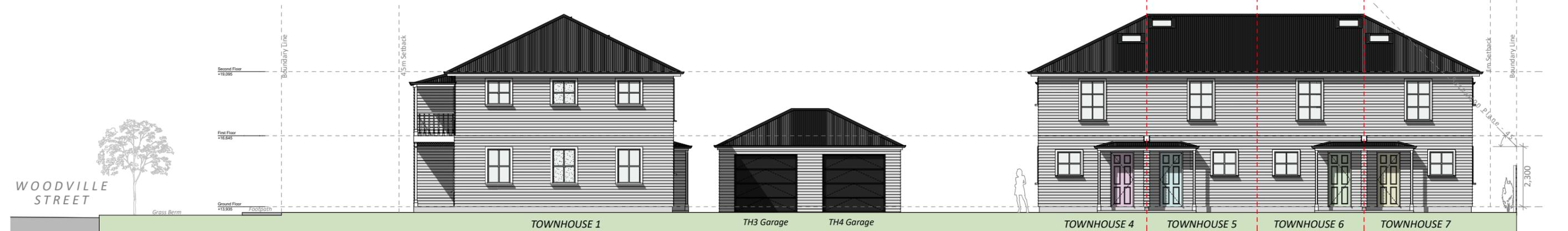
E04 WEST ELEVATION
SCALE 1:150



E01 NORTH ELEVATION
SCALE 1:150



E02 EAST ELEVATION
SCALE 1:150



E03 SOUTH ELEVATION
SCALE 1:150

BROOKSFIELD

HERITAGE

PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A300

A

DRAWING NO.
VISUALISATIONS



BROOKSFIELD

HERITAGE

PROJECT NAME
Woodville Development

PROJECT ADDRESS
42 Woodville Street
St Albans
Christchurch

DRAWING NO. REVISION

A301 **A**

DRAWING NO.
VISUALISATIONS



Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	1 Carpark	66m2	\$639,000.00
House 2	2	1.5	1 Carpark	66m2	\$639,000.00
House 3	2	1.5	Single Garage	66m2	\$659,000.00
House 4	2	1.5	Single Garage	66m2	\$659,000.00
House 5	2	1.5	1 Carpark	66m2	\$639,000.00
House 6	2	1.5	1 Carpark	66m2	\$639,000.00
House 7	2	1.5	1 Carpark	66m2	\$639,000.00

Expected Start

November 2021

Expected Completion

May 2022

Title Type

Fee Simple

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



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