

BROOKSFIELD

44 Cleveland Street, Edgeware,

Four Cottage Revival Homes








Renders

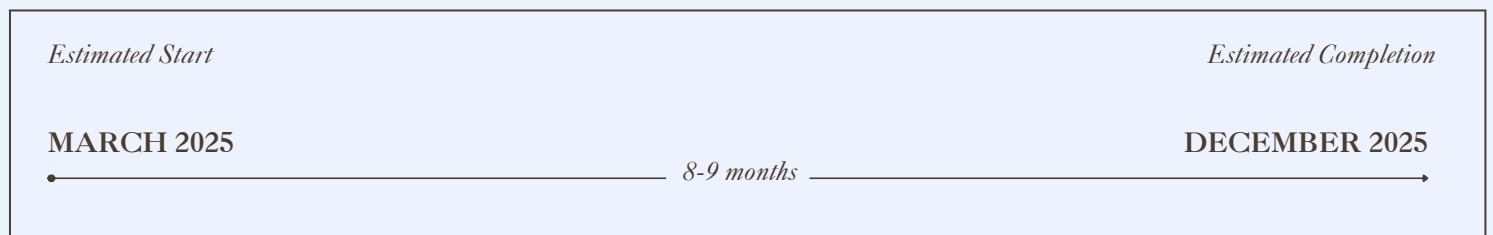


General Information

44 Cleveland Street is another exceptional display of our Cottage Revival Homes.

Price List

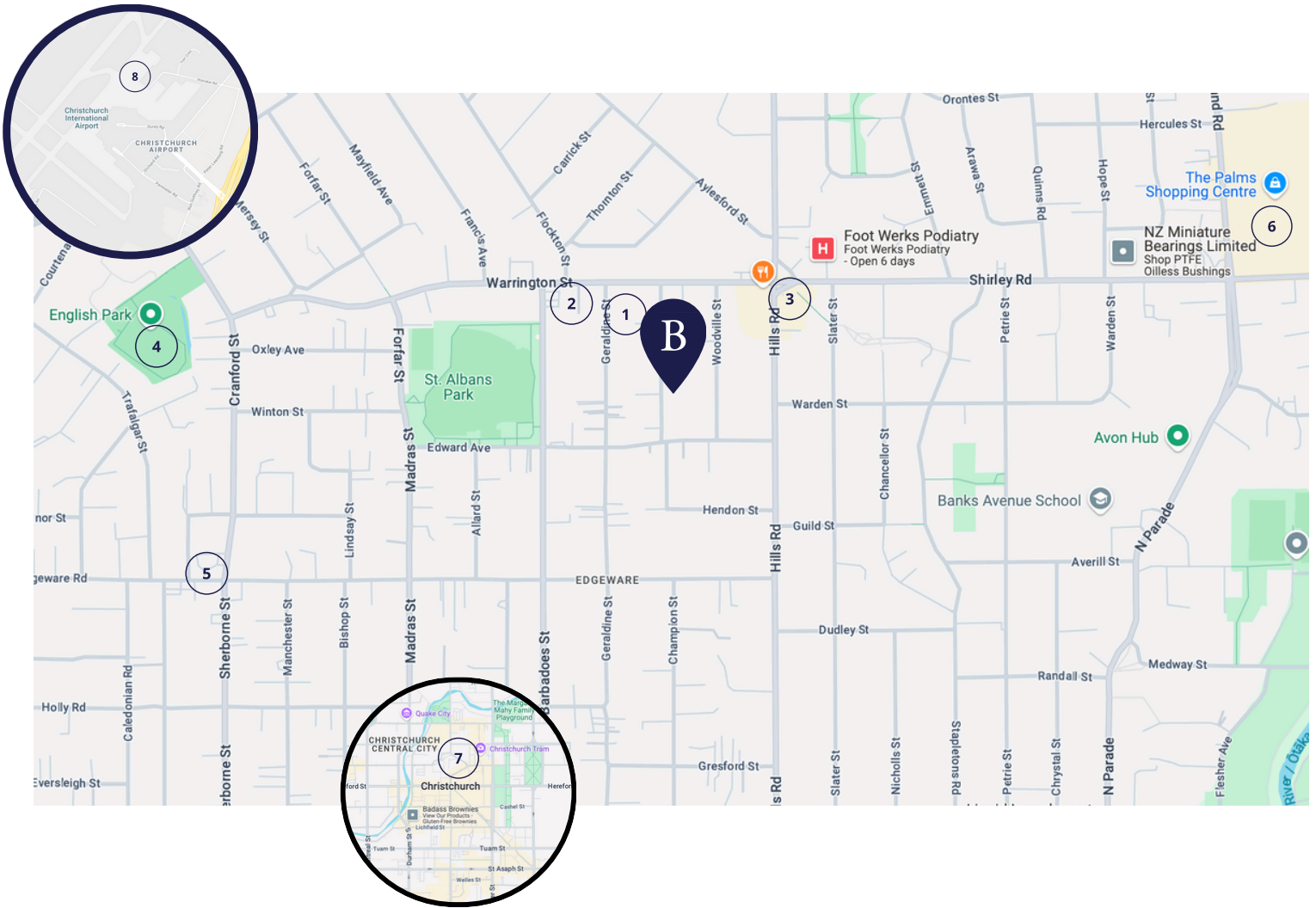
	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2.5	1	Carpark	76	\$669,000
Townhouse 2	3	2.5	Garage	117	\$825,000
Townhouse 3	3	2.5	Garage	117	\$825,000
Townhouse 4	2	1	Garage	79	\$700,000

Build time

Location

44 Cleveland Street is another example of our Timber Weatherboard Homes that are bringing character back to Christchurch.

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



- 1 Warrington Shops - 500m

2 St Albans Park - 550m

3 Shirley Shopping Centre - 650m

4 English Park - 1.2km
- 5 Edgeware Shops - 1.3km

6 The Palms - 1.4km

7 Christchurch CBD - 3.4km

8 Christchurch International Airport - 11.8km

Site Plan



Outdoor Living Sizes

- Home 1: 35m²
- Home 2: 28m²
- Home 3: 29m²
- Home 4: 36m²

East & West Elevations

Ground Floor Stud Height - 2.5m

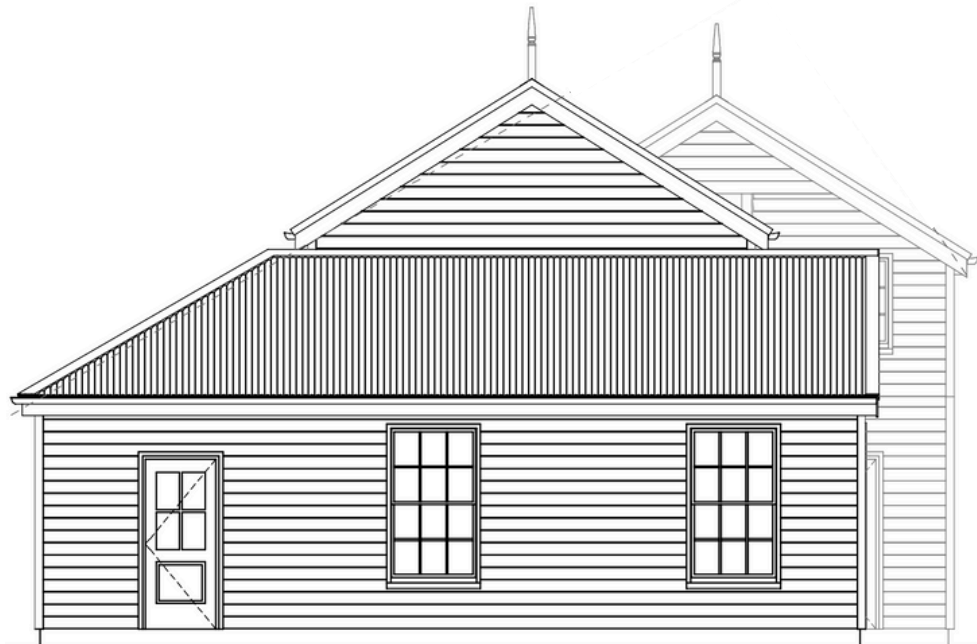
First Floor Stud Height - 2.4m

Townhouse 1



East Elevation

Townhouse 4



West Elevation

North & South Elevations

Ground Floor Stud Height - 2.5m

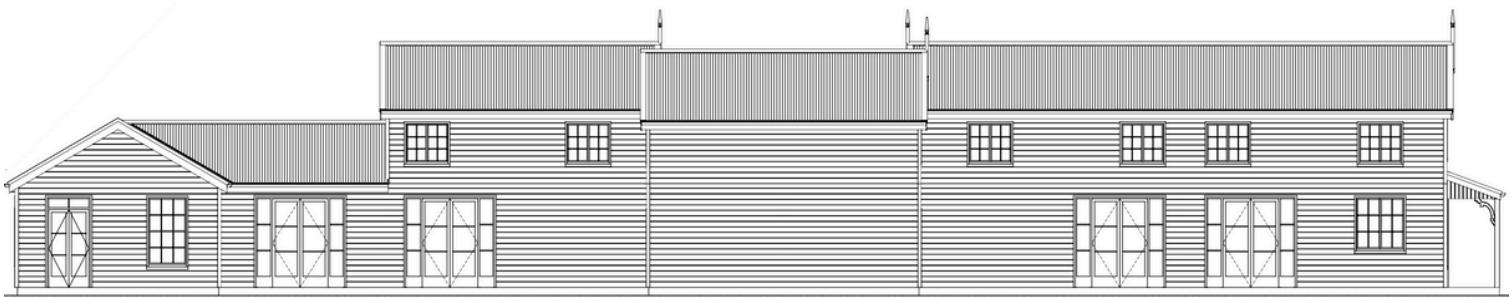
First Floor Stud Height - 2.4m

Townhouse 4

Townhouse 3

Townhouse 2

Townhouse 1



North Elevation

Townhouse 1

Townhouse 2





Townhouse 3

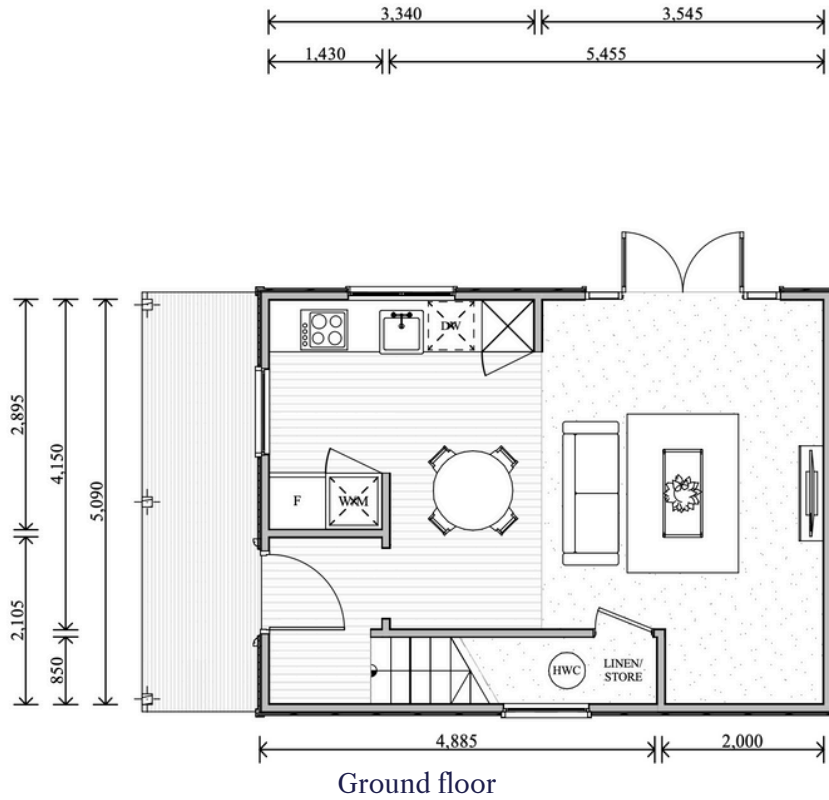
Townhouse 4



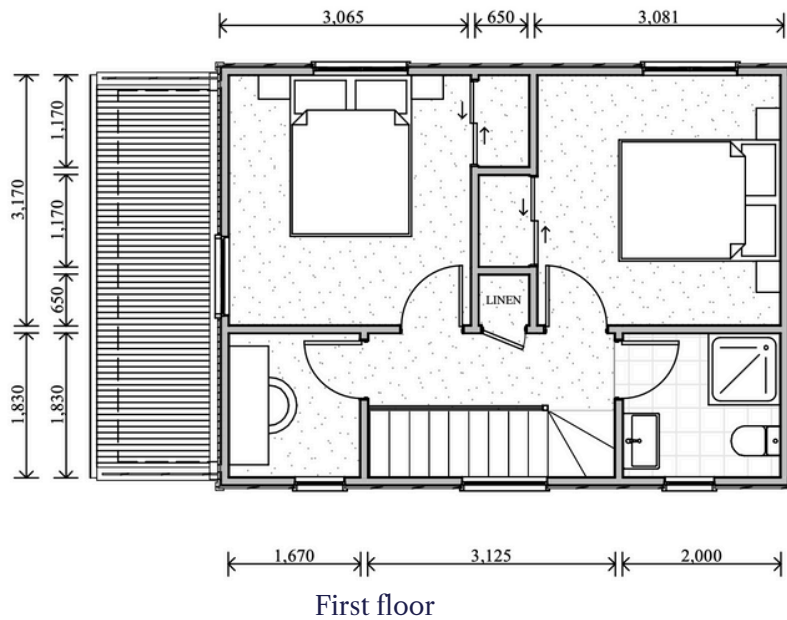
South Elevation

Floor Plans – Townhouse 1

-  2.5
-  1
-  Carpark
-  76sqm



Ground floor



First floor

Floor Plans – Townhouse 2



3



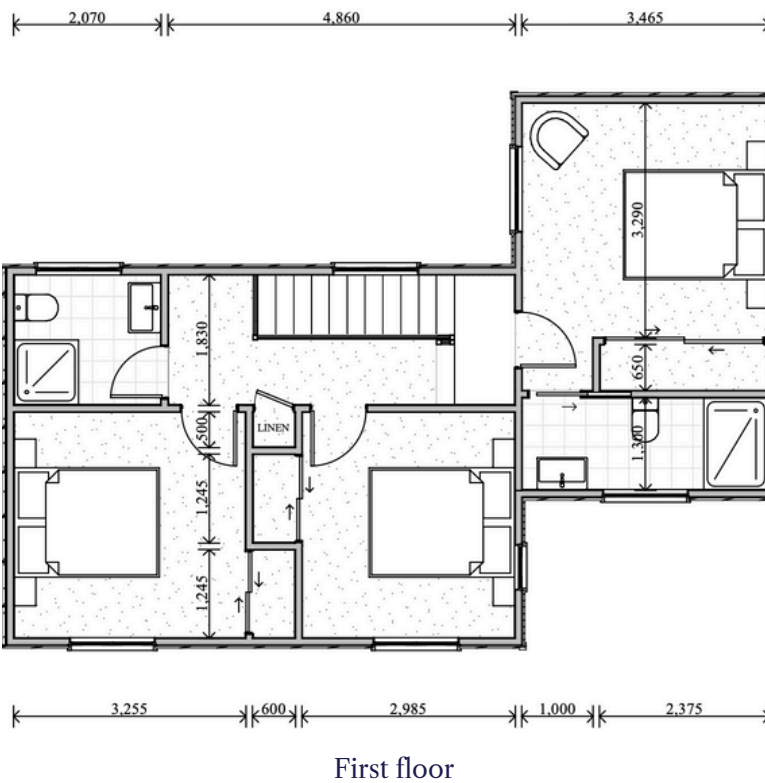
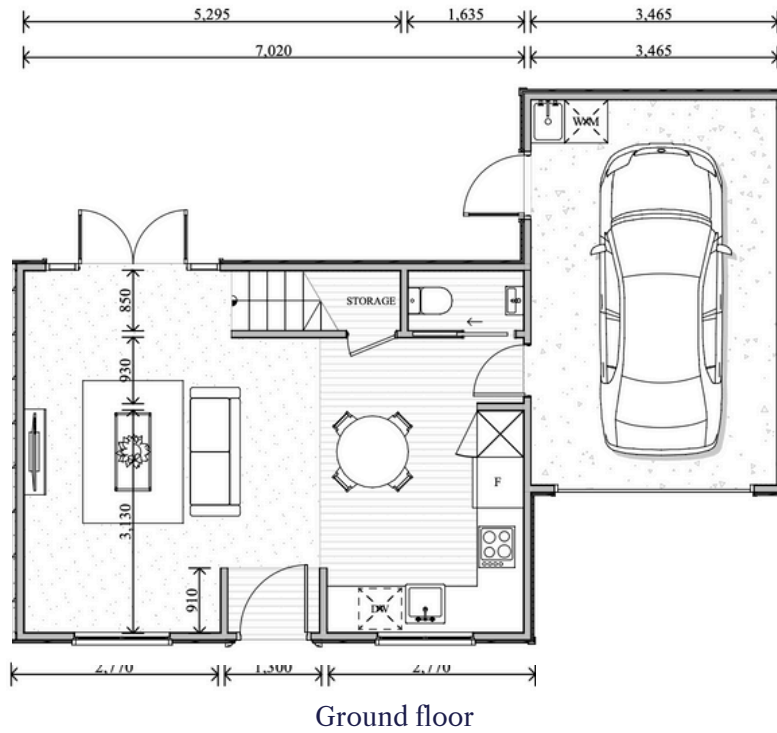
2.5



Garage



117sqm



Floor Plans – Townhouse 3



3



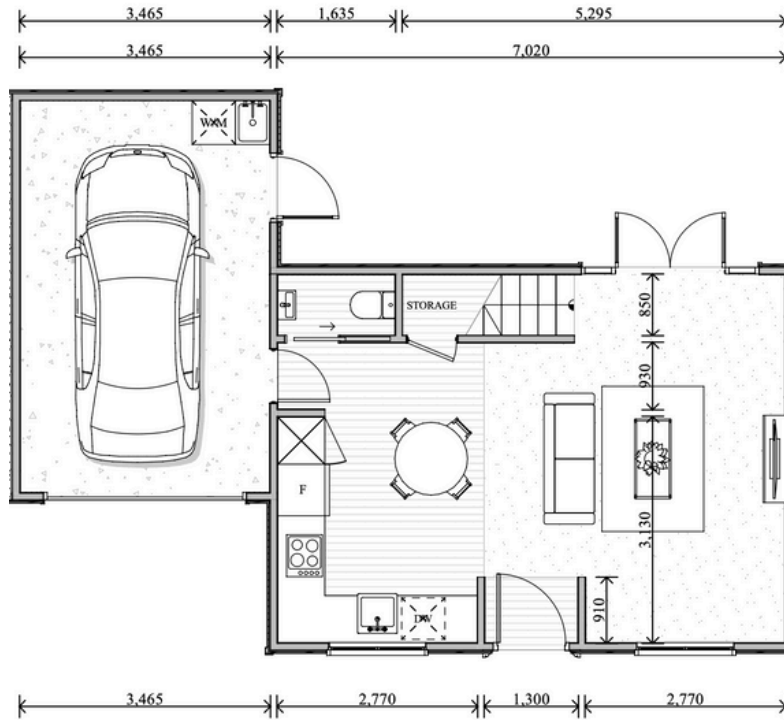
2.5



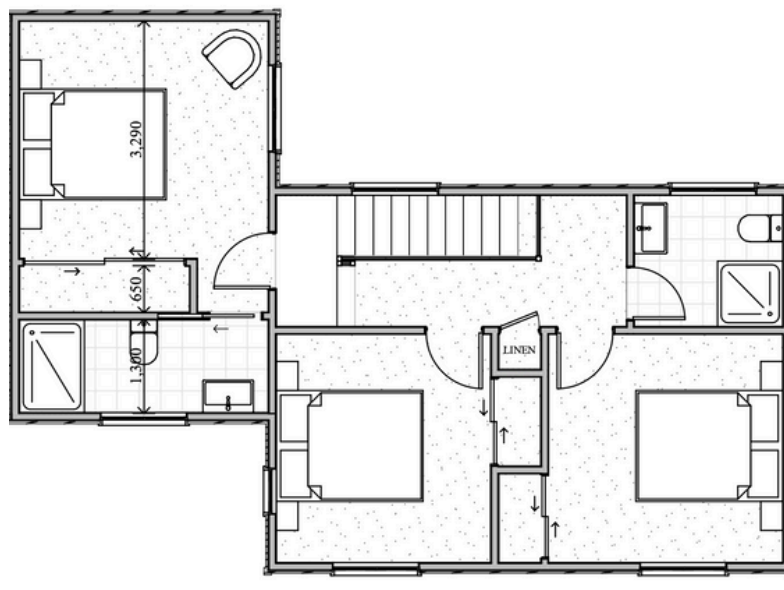
Garage



117sqm



Ground floor



First floor

Floor Plans – Townhouse 4



2



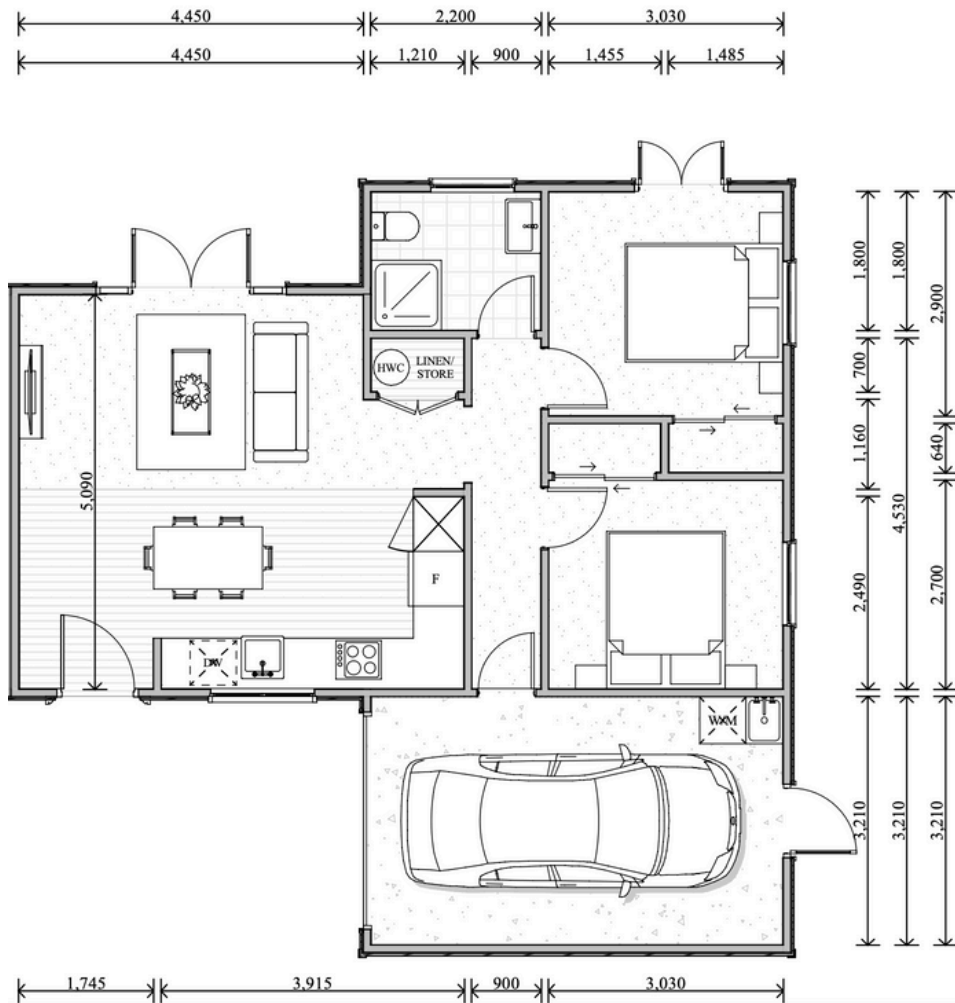
1



Garage



79sqm



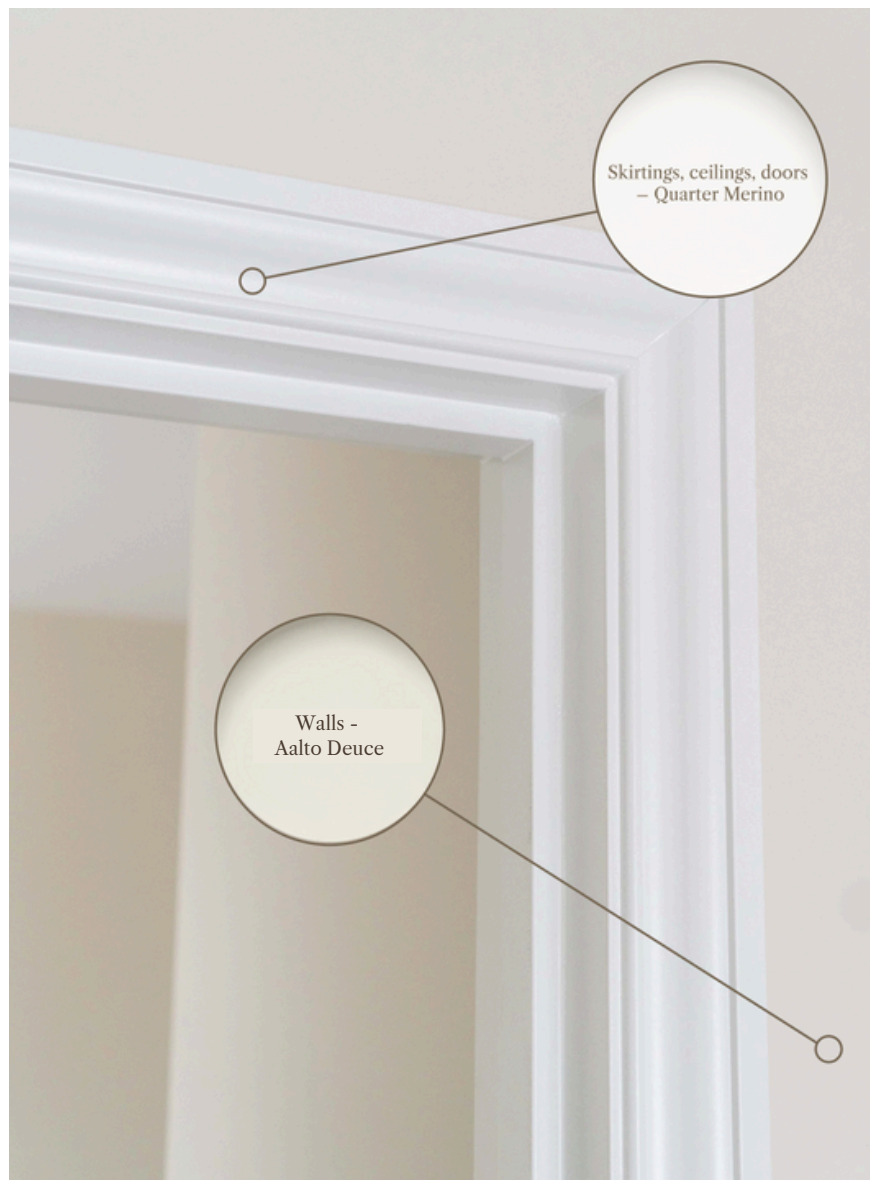
Ground floor

It's all in the details –
Standard Interior Spec

Colouring & detailing

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

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brookfield we believe in using 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 interior spec



Kitchen/entrance Floor Tiles
Forest Cedar



Carpet – Godfrey Hirst NZ wool
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile
Artisan Gris Matt



Kitchen tapware
Roman Gooseneck Swivel Kitchen Mixer
- Chrome



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Liberty Slide Shower, 1
Function, - Chrome

Shower Wall Tile
Pacific White



Mirror
Round with Demist Function

Tapware
Liberty Standard Basin Mixer,
- Chrome



Toilet
Krona Back To Wall Toilet Suite
with Slim Seat White



Vanity
English Classic 810 Floor 2 Drawers,
Matte White, Ceramic Top

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall
900x900
Shower - Posh Domaine Brass Rail
Heated Towel Rail - Elan 7 Rail
Warmer
Heater - Serene 2068

Insulation

Ceiling - Terra Lana Wool R3.6
Walls - Terra Lana Wool R2.8
Underfloor - R1.4 Polystyrene in
Concrete Foundation

Window Furnishings

Living Area Blinds - Roller Blinds
Bedroom Blinds - Venetian Blinds

Appliances & Chattels

Oven - Smeg SFA6500TVX
Cooktop - Smeg Induction SI7643B
Dishwasher - Fisher & Paykel Single Drawer DD60ST4NX9
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Garage

Fully Carpeted

Kitchen Upgrade Options

Kitchen Cabinetry



Standard

Shaker Style



White
Standard

Taupe

Light Blue/turquoise

Sage Green

Dark Green



Light Blue

Misty Blue

Dark Blue

Kitchen Handles/Knobs

Standard range



Black
Standard



Black Iron



Antique Bronze



Chrome

Upgrade range



Unlacquered
Polished Brass

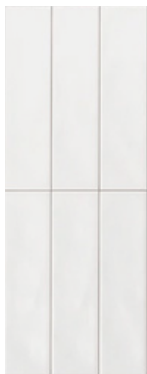


Satin Nickel

Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



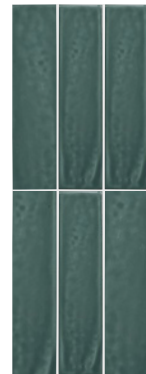
Crest Bone Gloss



Crest Sea Foam Gloss



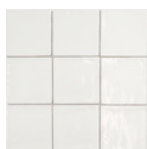
Crest Field Green Gloss



Crest Jungle Green



Redcliffes Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green

BROOKSFIELD

Kitchen Upgrade Options

Kitchen Fixtures

Standard range



Posh Canterbury Mixer
Standard



Modern
Chroms



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Upgrade range



Pull Out Spray
Chrome



Pull Out Spray
Brushed Brass



Pull Out Spray
Black



Pull Out Spray
Brushed Nickel

Door Handle Upgrade Options



Chrome
Standard



Unlaquered Brass



Black

Flooring Upgrade Options

Wood-Look Porcelain Tile

Standard range



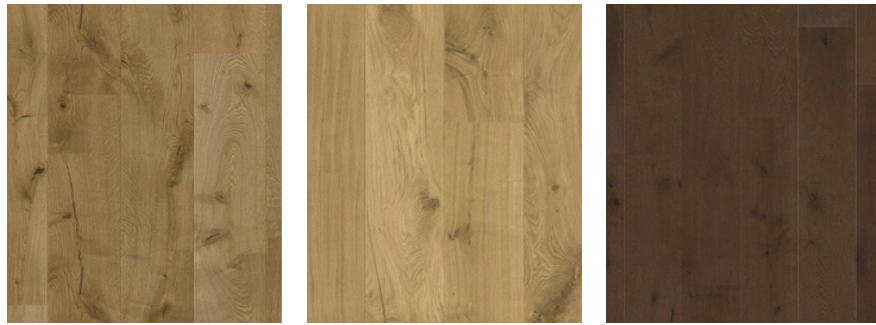
Forest Cedar
Standard

Forest Teak

Forest Nutmeg

“Wellington Oak” Flooring

Upgrade range



Colorado

Congo

Riverside

NZ Wool Carpet



Stonehenge
Standard

Stonewashed

Concrete

Bathroom Upgrade Options

Bathroom Floor Tiles



Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600

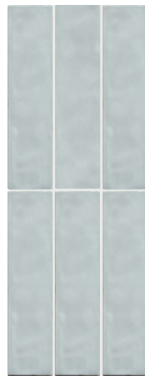


Olympia Shell 600x600



Redcliffes Terracotta
Herrinbone

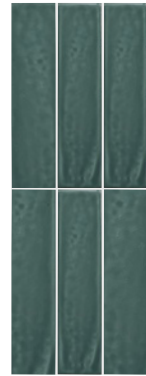
Shower Wall Tiles



Crest Sea Foam Gloss



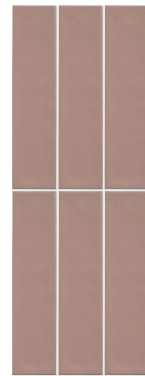
Crest Field Green Gloss



Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway



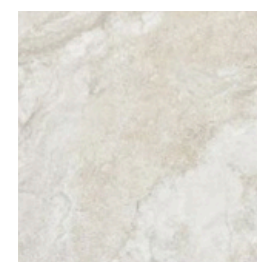
Redcliffes Terracotta



Pacific White Lappato 600x600
Standard



Gunmetal 660x600



Olympia Shell 600x600

BROOKSFIELD

Bathroom Upgrade Options

Vanity fixture



Posh Canterbury Basin Mixer
Standard



Modern
Chrome



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Vanity Handles



Chrome
Standard



Antique Bronze



Black



Black Iron

Shower fixture



Posh Canterbury Shower Mixer
Standard



Modern Chrome



Modern
Brushed Brass



Modern Black



Modern
Brushed Nickel



Column Shower



Column Shower



Column Shower



Column Shower





Your Rental Appraisal

14 November 2024



2.5



1



1

ADDRESS: Home 1 , 44 Cleveland Street, Christchurch Central

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 between **\$530 - \$550 per week** for an unfurnished, long-term rental.

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

Kind regards,

Ngaire Baker
Senior Property Manager



3



2.5



1

Your Rental Appraisal

14 November 2024

ADDRESS: Homes 2 & 3, 44 Cleveland Street, Christchurch Central

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 between **\$650 - \$680 per week** for an unfurnished, long-term rental.

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

Kind regards,

Ngaire Baker
Senior Property Manager



2



1



1

Your Rental Appraisal

14 November 2024

ADDRESS: Home 4 , 44 Cleveland Street, Christchurch Central

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 between **\$550 - \$570 per week** for an unfurnished, long-term rental.

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

Kind regards,

Ngaire Baker
Senior Property Manager

RENTAL APPRAISAL.

Date 18 December 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Townhouse 1, 44 Cleveland Street, Edgware**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider these properties to rent between \$540 and \$560 per week (unfurnished).



Prepared by: Kelly Johnston
Business Development Manager
M 0274 838 113
Kelly@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time
100% of our homes were occupied

November 2024 statistics

Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

RENTAL APPRAISAL.

Date 18 December 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Townhouse 2 & 3, 44 Cleveland Street, Edgware**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider these properties to rent between \$660 and \$680 per week (unfurnished).



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Business Development Manager
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RENTAL APPRAISAL.

Date 18 December 2024

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Thank you for requesting a rental assessment for: **Townhouse 4, 44 Cleveland Street, Edgeware**

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We consider these properties to rent between \$560 and \$580 per week (unfurnished).



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44 Cleveland Street, Edgeware

(2 Bed, 1 Bath, Garage)



Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

Conservatives Estimates

\$1,128

Gross Weekly Estimates (at 88% occupancy, per studio)

\$57,792

Gross Yearly Estimates
(at 88% occupancy, per studio)

Rent

Average Nightly Rate **\$190**
Gross Weekly Estimate **\$1,128**
(at 88% occupancy) Estimated
Occupancy **75%-85%** Gross
Weekly Estimate **\$57,792** (at
88% occupancy)

Expenses

From 10% +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$20 - \$30 per reservation

Booking Platform



44 Cleveland Street, Edgeware

(2.5 Bed, 1 Bath, Carpark)



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\$57,792

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(at 88% occupancy) Estimated
Occupancy **75%-85%** Gross
Weekly Estimate **\$57,792** (at
88% occupancy)

Expenses

From ~~10%~~ +GST Power
and Internet paid by the
owner Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$20 - \$30 per
reservation

Booking Platform



44 Cleveland Street, Edgeware

(3 Bed, 2.5 Bath, Garage)



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From resetting the property between stays, to marketing your listing online.

Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

Conservatives Estimates

\$1,240

Gross Weekly Estimates
(at 88% occupancy, per studio)

\$63,552

Gross Yearly Estimates
(at 88% occupancy, per studio)

Rent

Average Nightly Rate **\$210**
Gross Weekly Estimate **\$1,240**
(at 88% occupancy) Estimated
Occupancy **75%-85%** Gross
Weekly Estimate **\$63,552** (at
88% occupancy)

Expenses

From ~~10%~~ +GST Power
and Internet paid by the
owner Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$30 - \$40 per
reservation

Booking Platform



About Brooksfeld 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, Brooksfeld 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.

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 more beautiful architectural details, durability and affordability.

What makes Brooksfeld 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 Brooksfeld 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.

This form 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 No:

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



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz