

BROOKSFIELD

44 Cleveland Street, Edgeware

Four Cottage Revival Homes



Renders



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BROOKSFIELD**








Go in the draw when you buy a Brooksfield.

General Information

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

Price List

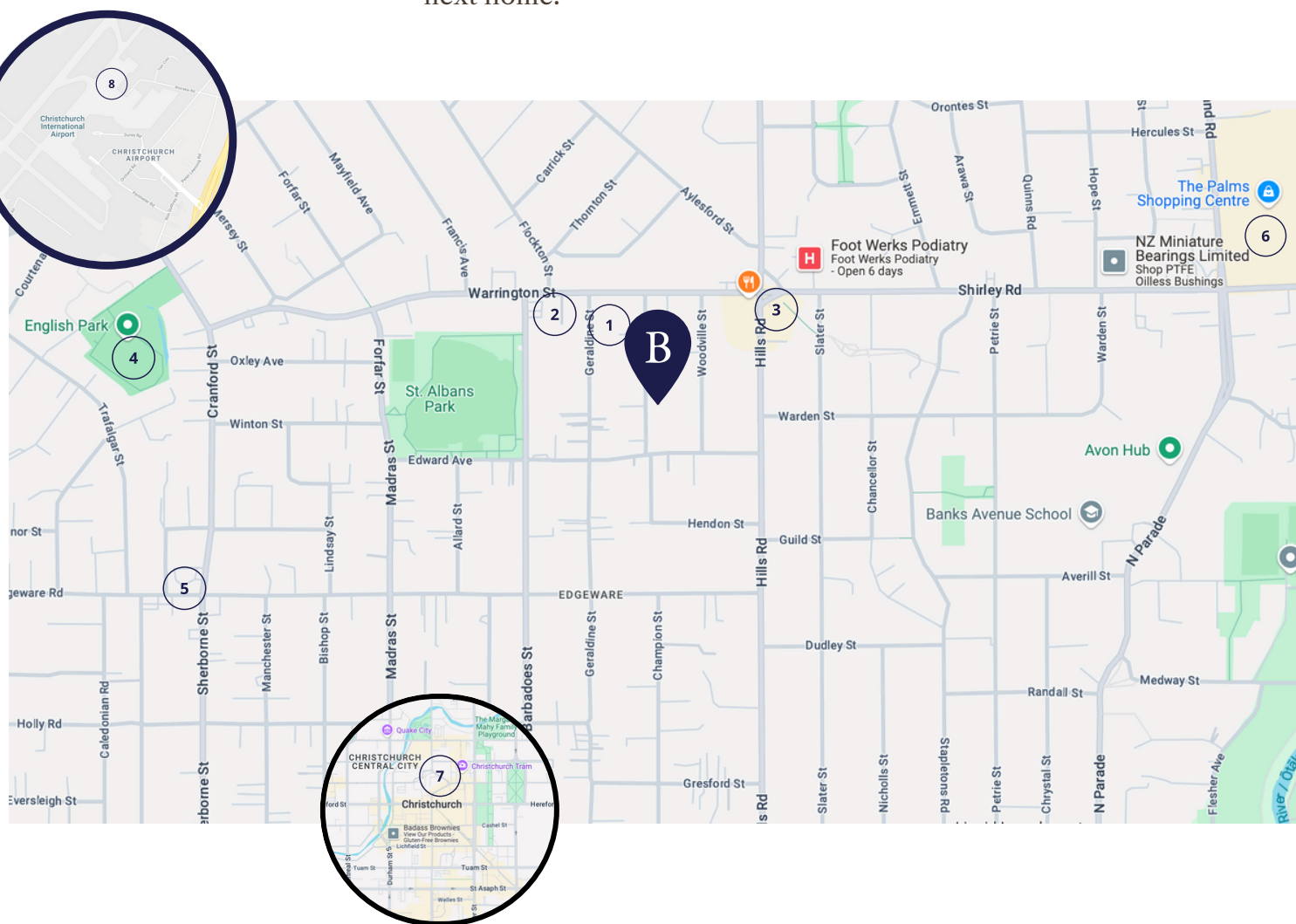
	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2.5	1	Carpark	76	Sold
Townhouse 2	3	2.5	Garage	117	\$839,000
Townhouse 3	3	2.5	Garage	117	Sold
Townhouse 4	2	1	Garage	79	Sold



Location

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

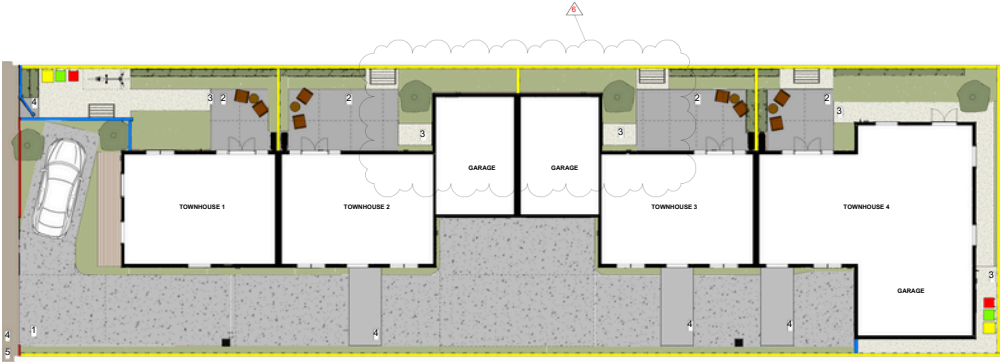
Located in Edgeware, many local amenities, public transport links and public recreation spots are only a short distance away. Below are some of our favourite spots and points of interest close to your next home.



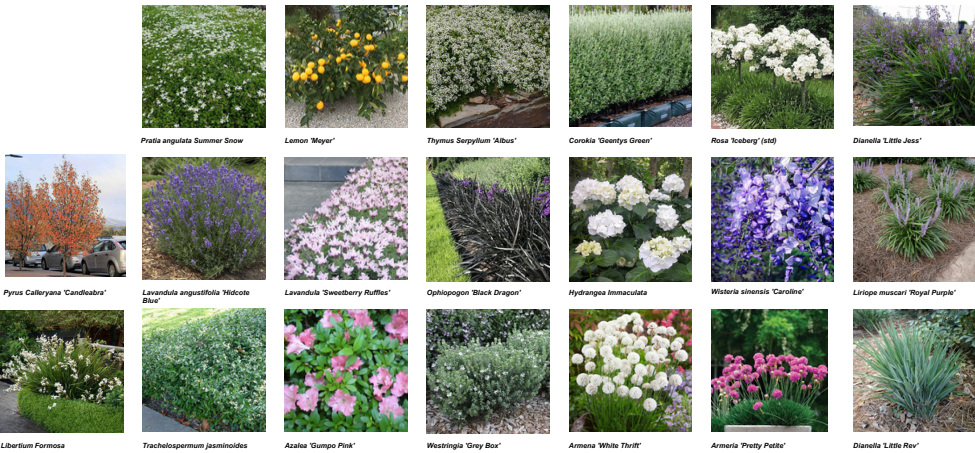
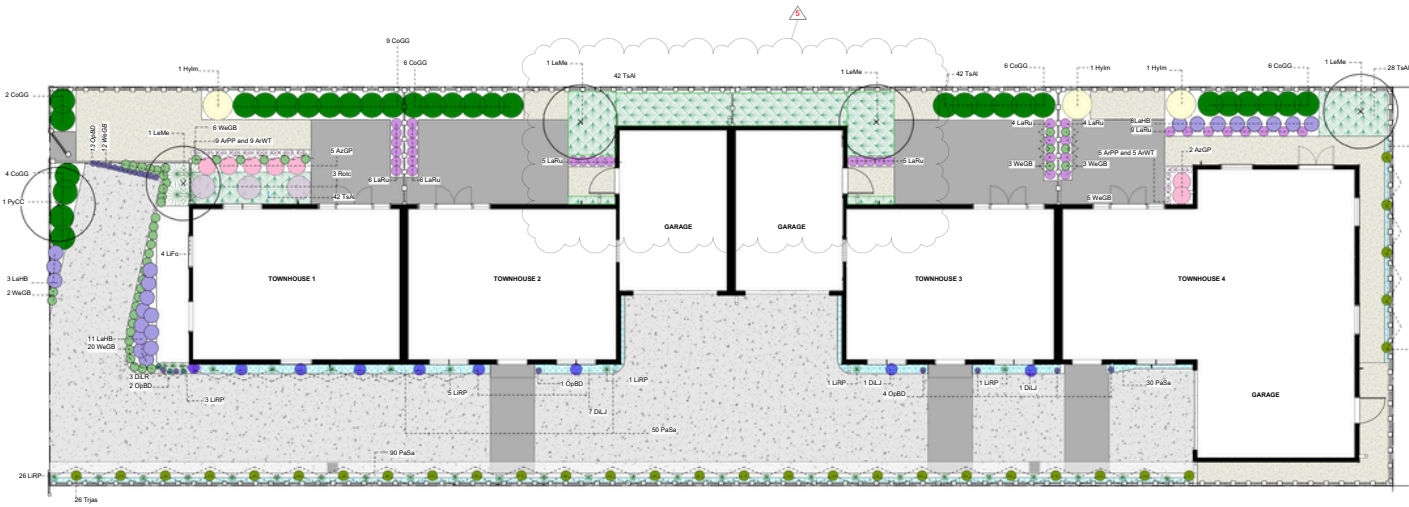
- | | |
|----------------------------------|---|
| 1 Warrington Shops - 500m | 5 Edgeware Shops - 1.3km |
| 2 St Albans Park - 550m | 6 The Palms - 1.4km |
| 3 Shirley Shopping Centre - 650m | 7 Christchurch CBD - 3.4km |
| 4 English Park - 1.2km | 8 Christchurch International Airport - 11.8km |



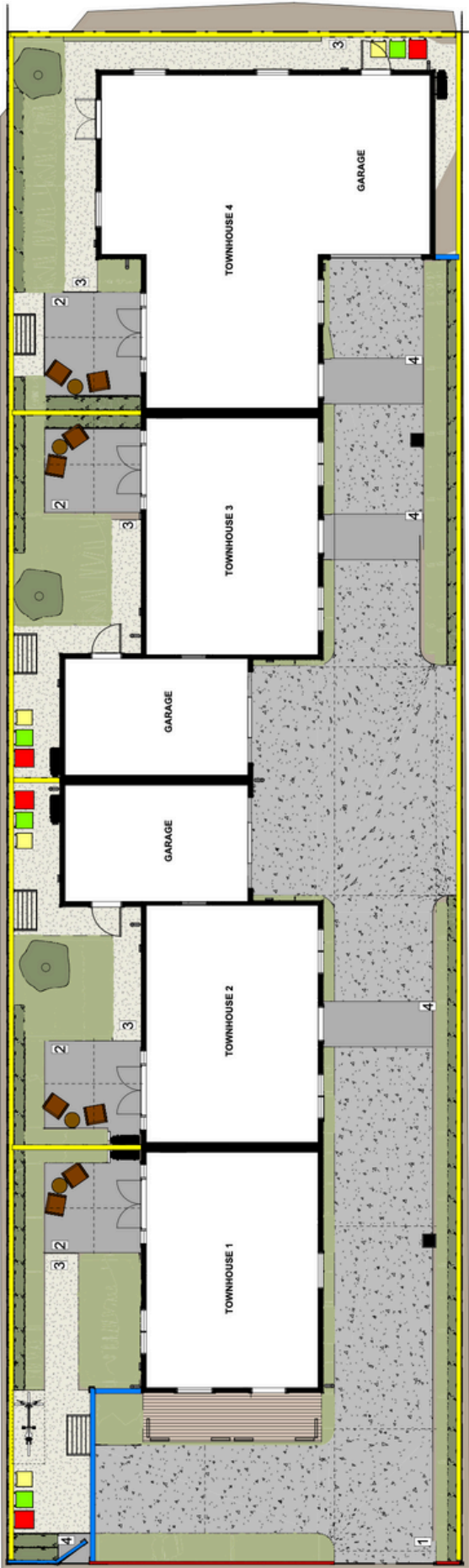
Landscaping Plan



- 1 Exposed aggregate driveway with bands of coloured concrete at key thresholds
- 2 Coloured concrete patio
- 3 Selected chip utility area
- 4 Coloured concrete path
- 5 Letterboxes
- Proposed Tree
- Garden Bed
- Evergreen Hedge
- Selected Chip (55.3m²)
- Coloured Cut Concrete (45.5m²)
- Exposed Aggregate Concrete (141.4m²)
- Hardwood Deck (7.1m²)
- Low Spec Fencing - 1800mm high rough even settings, no top (112.5m)
- Picket Fencing - 1800mm high and painted white (9.4m)
- Picket Fencing - 1000mm high and painted white (7.5m)
- Covered Bike Park
- Fold-out Clothesline (1200mm x 600mm above)
- Pedestrian gate
- Step Location



Site Plan



Outdoor Living Sizes

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



East & West Elevations

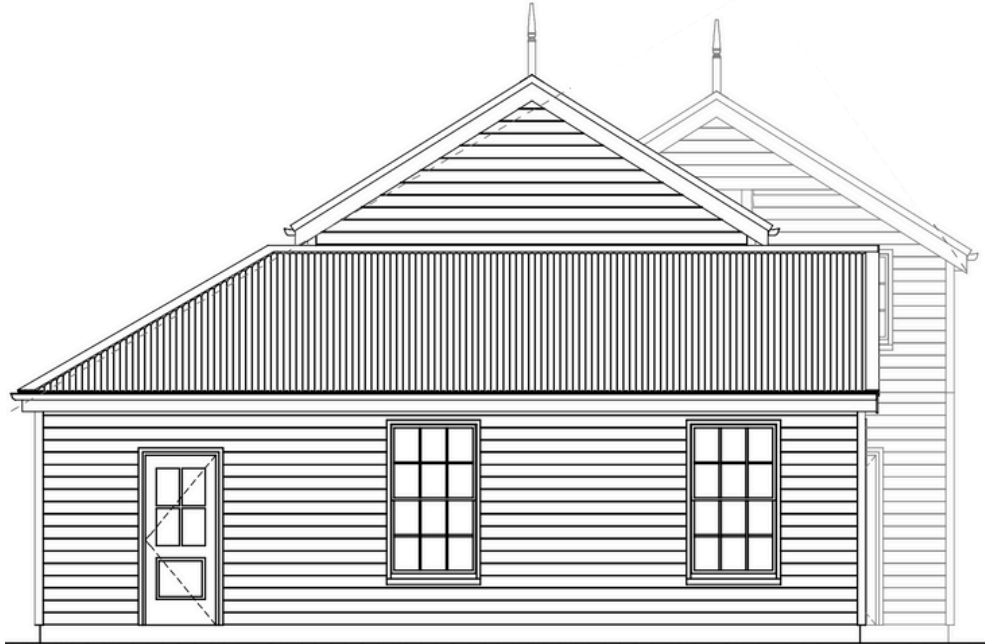
Ground Floor Stud Height - 2.5m
First Floor Stud Height - 2.4m

Townhouse 1



East Elevation

Townhouse 4



West Elevation



North & South Elevations

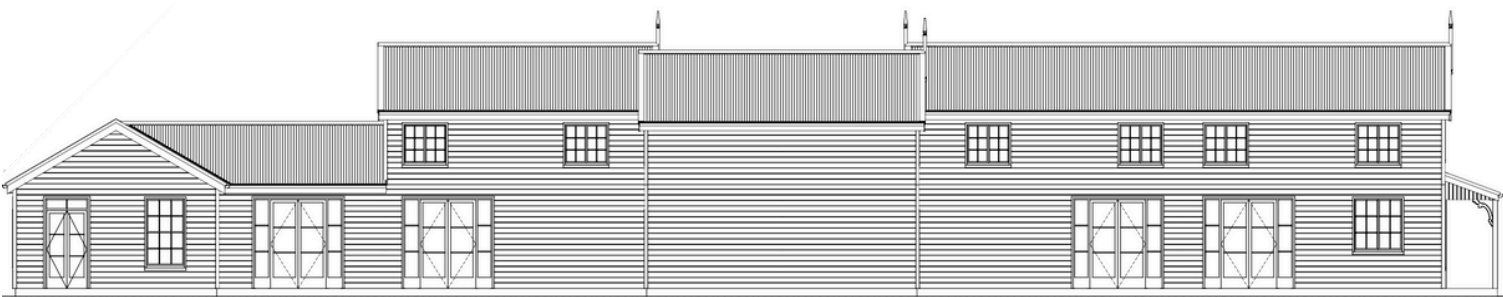
Ground Floor Stud Height - 2.5m
First Floor Stud Height - 2.4m

Townhouse 4

Townhouse 3

Townhouse 2

Townhouse 1



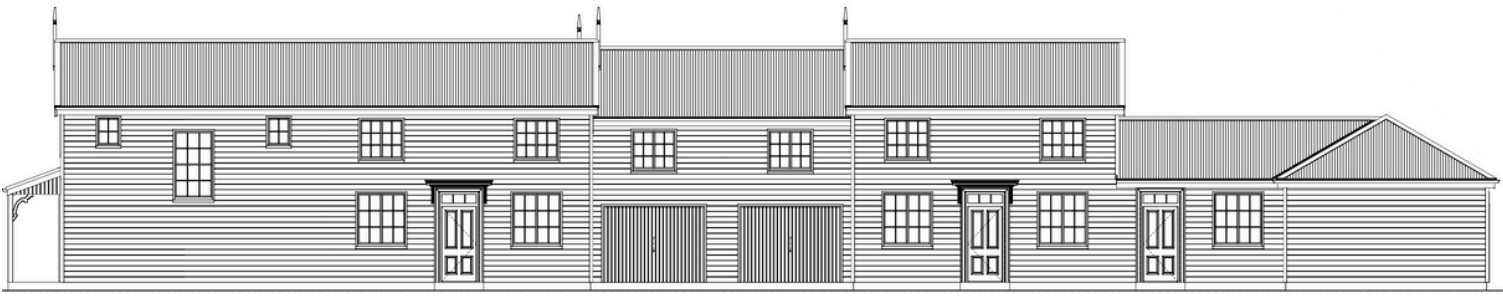
North Elevation

Townhouse 1

Townhouse 2

Townhouse 3


Townhouse 4





South Elevation




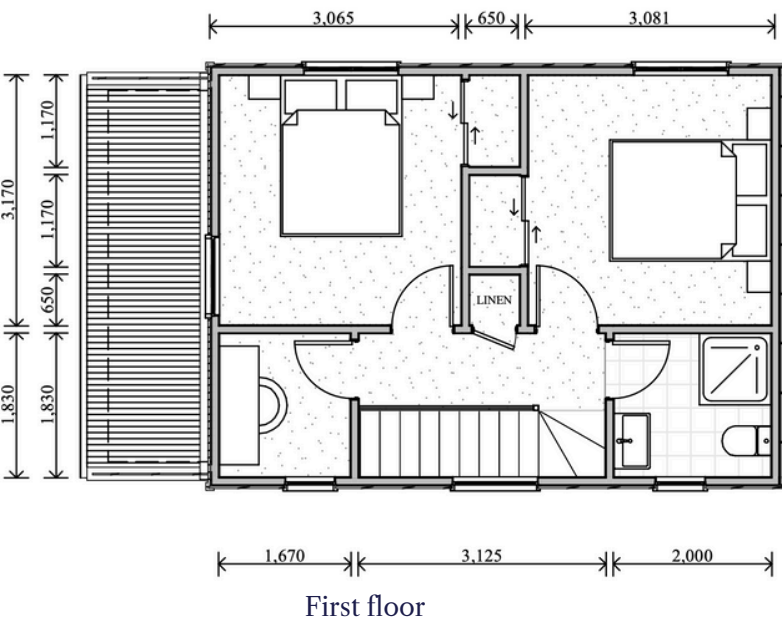
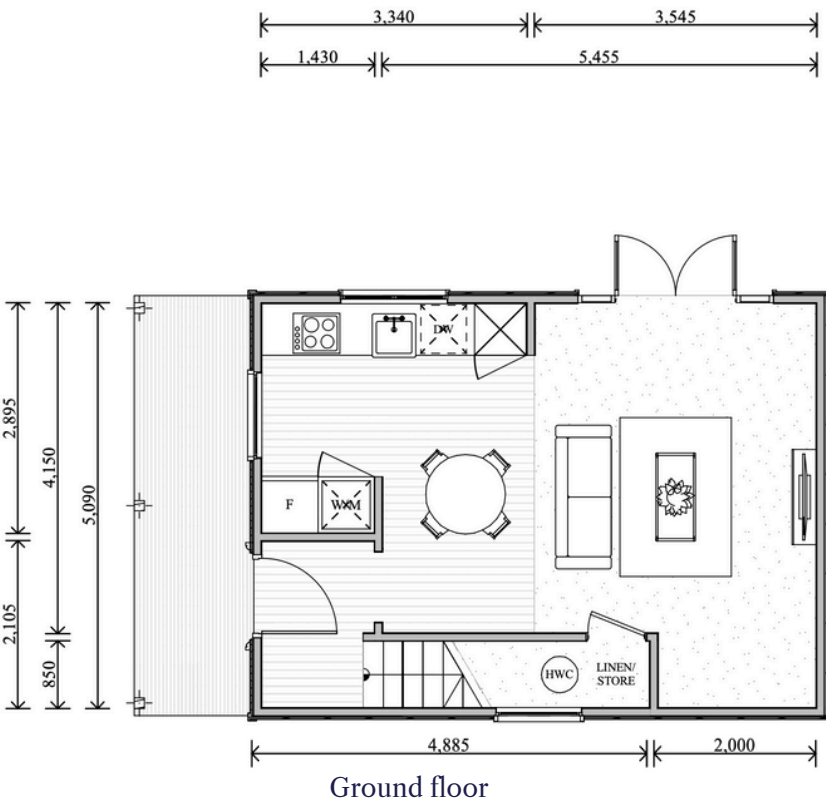
Floor Plans – Townhouse 1


2.5



1



Carpark



76sqm




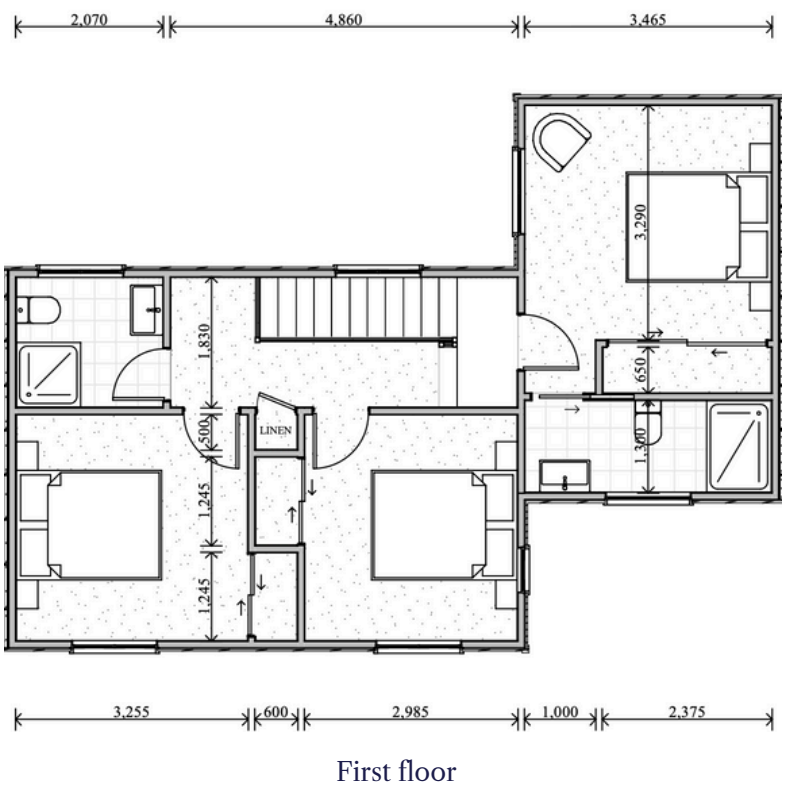
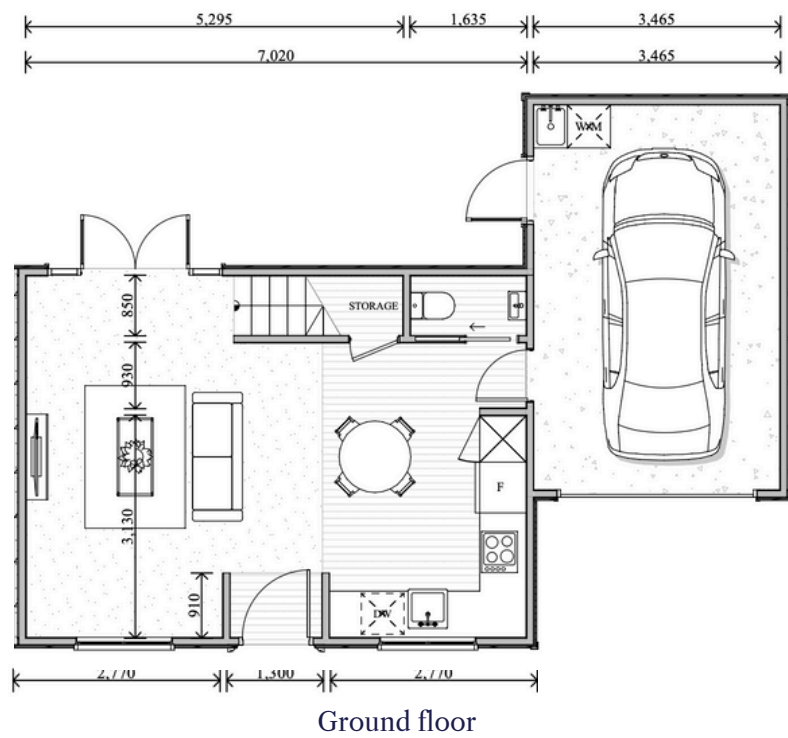
Floor Plans – Townhouse 2


3



2.5



Garage



117sqm




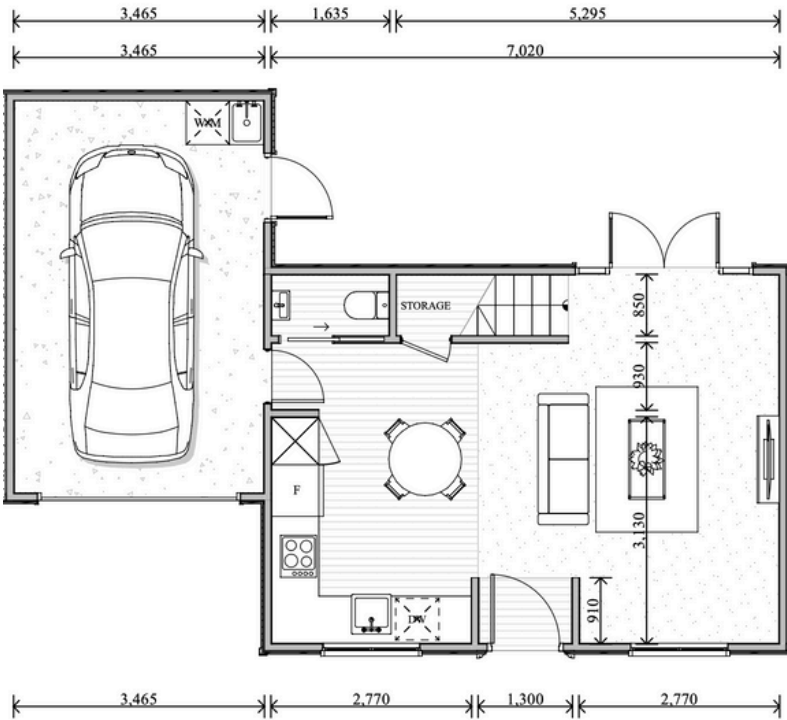
Floor Plans – Townhouse 3


3

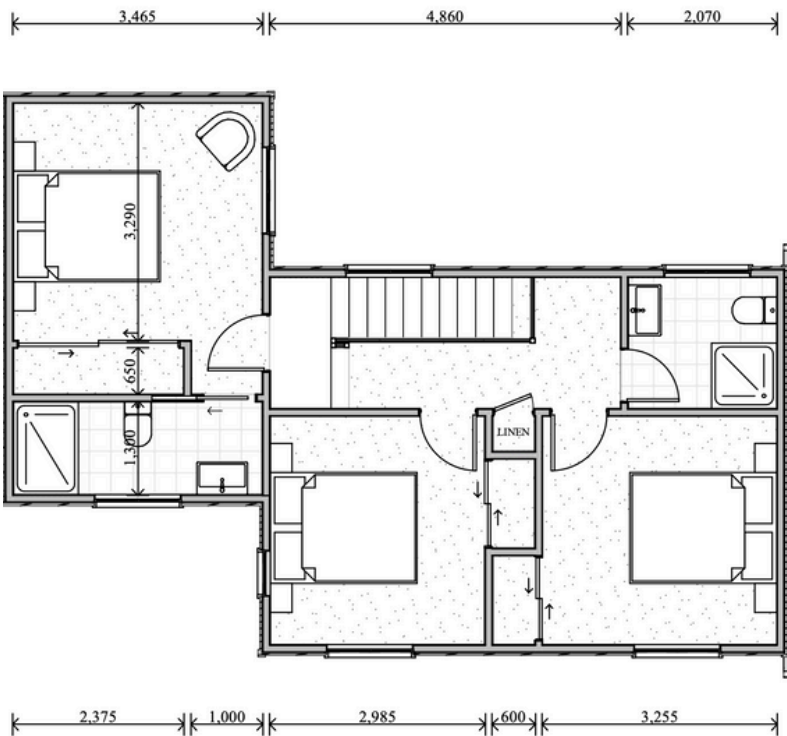

2.5


Garage


117sqm




Ground floor





First floor




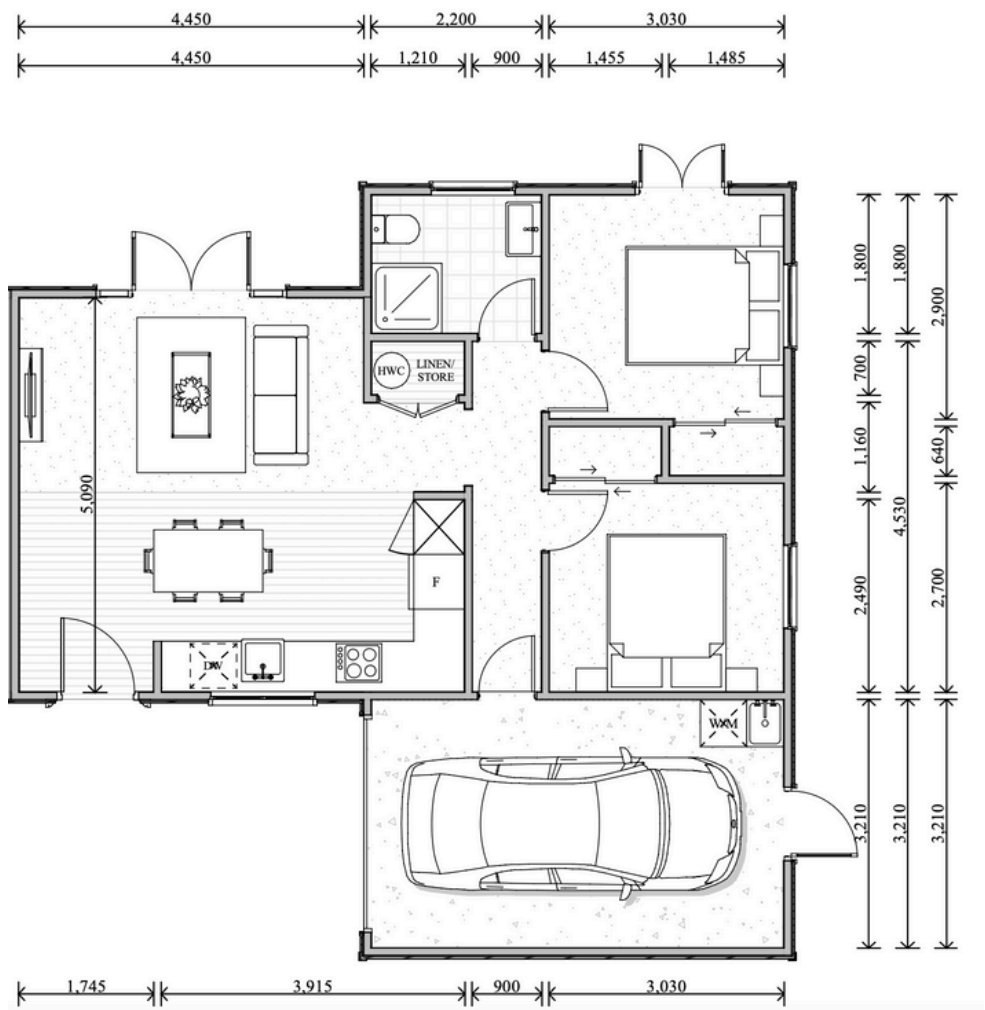
Floor Plans – Townhouse 4


2


1


Garage


79sqm



Ground floor



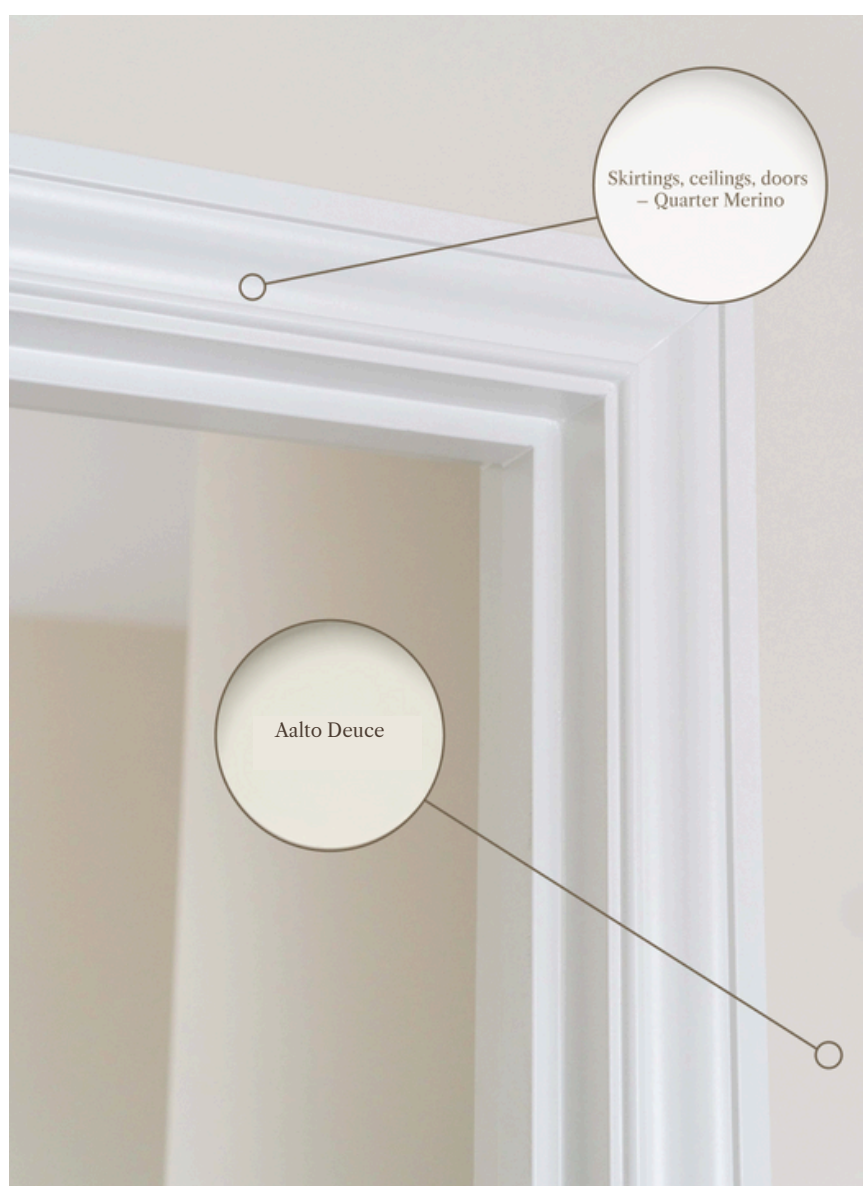
It's all in the details –
Standard Interior Spec
& Upgrade Options



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 Brooksfeld 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/Entrance 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: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- 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



BROOKSFIELD

Standard Spec



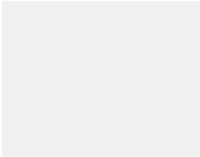
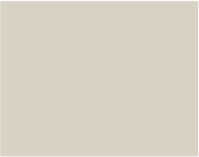















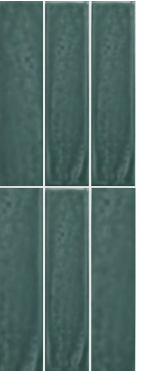
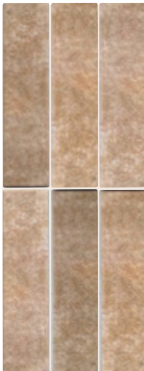






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Kitchen Upgrade Options

Kitchen Cabinetry	<div> <i>Standard</i></div> <div> Shaker Style</div> <div><div> White <i>Standard</i></div><div> Taupe</div><div> Sage Green</div></div> <div><div> Light blue</div><div> Dusty Blue</div><div> Dark Blue</div></div>
Kitchen Handles/Knobs	<div><div><i>Standard range</i></div><div><div> Black <i>Standard</i></div><div> Antique Pewter</div><div> Antique Bronze</div><div> Chrome</div></div><div><div><i>Upgrade range</i></div><div><div> Unlacquered Polished Brass</div><div> Satin Nickel</div></div></div></div>
Kitchen Splashback Tiles	<div> White Gloss Subway Tile <i>Standard</i></div> <div><div><div> Crest White Matt</div><div> Crest Bone Gloss</div><div> Crest Sea Foam Gloss</div><div> Crest Field Green Gloss</div><div> Crest Bone Gloss</div><div> Redcliffs Terracotta Gloss</div></div><div><div> Square White Matt</div><div> Square Bone Gloss</div><div> Square Sea Foam Matt</div><div> Square Field Green Matt</div></div></div>



Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	<div></div> <div>Waterway Roman Gooseneck StandardModern ChromeModern Brushed BrassModern BlackModern Brushed Nickel</div>
Upgrade range	<div></div> <div>Pull Out Spray ChromePull Out Spray Brushed BrassPull Out Spray BlackPull Out Spray Brushed Nickel</div>

Door Handle Upgrade Options

	  
Polished Chrome Standard	Polished Chrome StandardUnlacquered BrassBlack










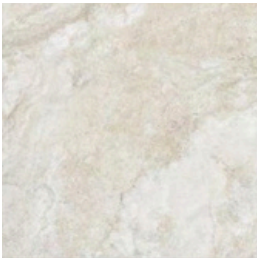


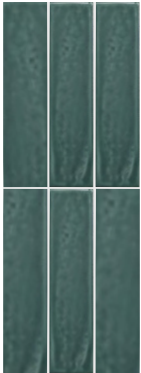





Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge</p></div><div><p>Concrete</p></div></div>



Bathroom Upgrade Options









Bathroom Floor Tiles	
	<div><div><p>Artisan Gris Matt <i>Standard</i></p></div><div><p>Artisan Sage Matt</p></div><div><p>Palm Beach Navy</p></div></div> <div><div><p>Pacific White Lappato 600x600</p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div><div><p>Redcliff's Terracotta Herringbone <i>Upgrade Option</i></p></div></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div></div>
<i>Upgrade Range</i>	<div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div></div></div>

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Bathroom Upgrade Options







Vanity fixture				
				
Waterway Liberty Basin Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Vanity Handles				
				
	Chrome Standard	Antique Bronze	Black	Black Iron
Shower fixture				
				
Liberty Slide Shower Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
<i>Upgrade Range</i>				
	Column Shower	Column Shower	Column Shower	Column Shower
				

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Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	





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



0800 548 454



www.brooksfield.co.nz



pm@brooksfield.co.nz



Go in the draw when you buy a Brooksfield.



Your Rental Appraisal

14 November 2024



3



2.5



1

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

0800 548 454

 www.brooksfield.co.nz

 pm@brooksfield.co.nz



Go in the draw when you buy a Brooksfield.



Your Rental Appraisal

14 November 2024



2



1



1

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: Brooksfeld

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

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 therefor). 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: Brooksfeld

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

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
M 0274 838 113
Kelly@assetmanagers.co.nz

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Date 18 December 2024

Prepared for: Brooksfeld

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



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Business Development Manager
M 0274 838 113
Kelly@assetmanagers.co.nz

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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

Ohana



44 Cleveland Street, Edgeware

(2.5 Bed, 1 Bath, Carpark)



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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.

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Gross Yearly Estimates
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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

(3 Bed, 2.5 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

\$1,240

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

Ohana **airbnb** **Booking.com** **Vrbo**

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

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