

BROOKSFIELD

# 44 Cleveland Street, Edgeware,

*Four Cottage Revival Homes*








*Renders*

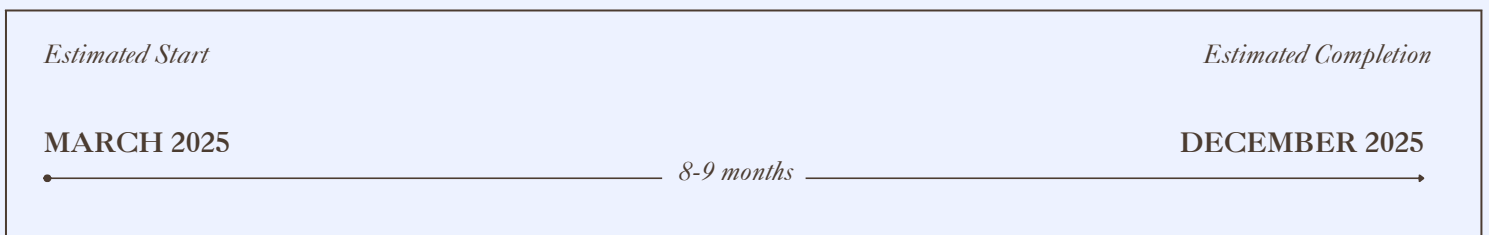


*General Information*

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

*Price List*

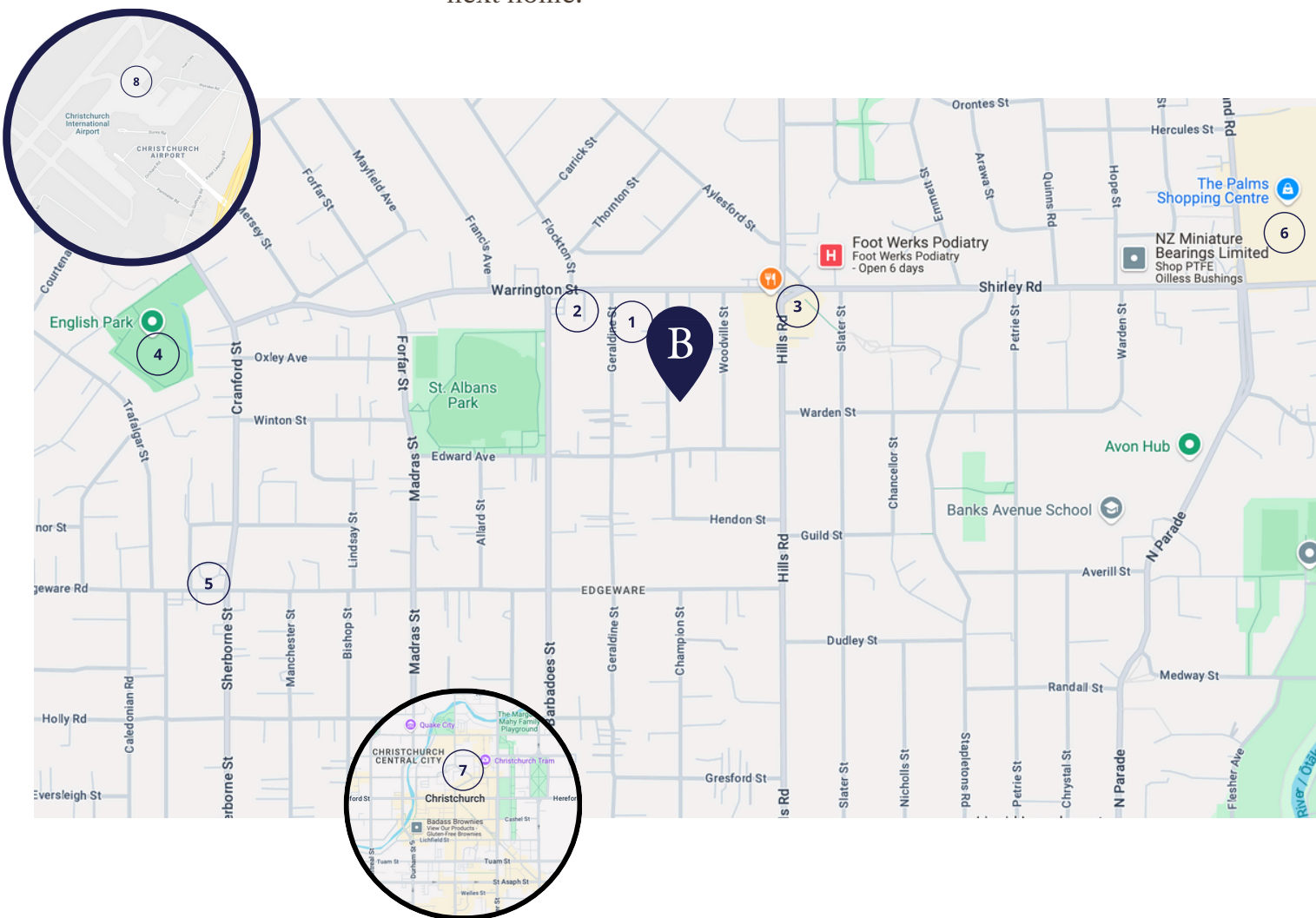
	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2.5	1	Carpark	76	\$669,000
Townhouse 2	3	2.5	Garage	117	\$825,000
Townhouse 3	3	2.5	Garage	117	\$825,000
Townhouse 4	2	1	Garage	79	\$700,000

*Build time*

# Location

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

Located in Edgware, 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 Edgware 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: 35m<sup>2</sup>
- Home 2: 28m<sup>2</sup>
- Home 3: 29m<sup>2</sup>
- Home 4: 36m<sup>2</sup>

# East & West Elevations

*Ground Floor Stud Height - 2.5m*

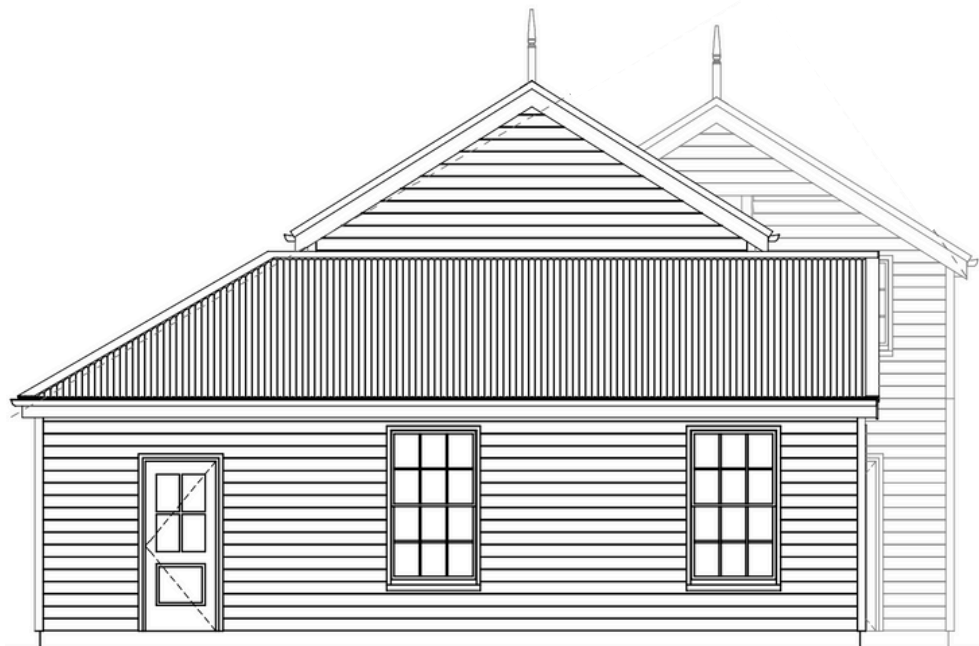
*First Floor Stud Height - 2.4m*

*Townhouse 1*



East Elevation

*Townhouse 4*



West Elevation

# North & South Elevations

*Ground Floor Stud Height - 2.5m*

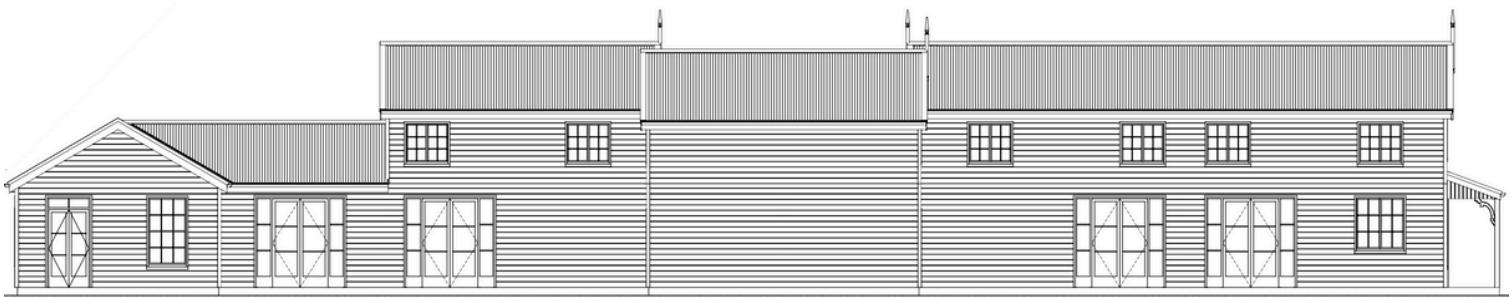
*First Floor Stud Height - 2.4m*

*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



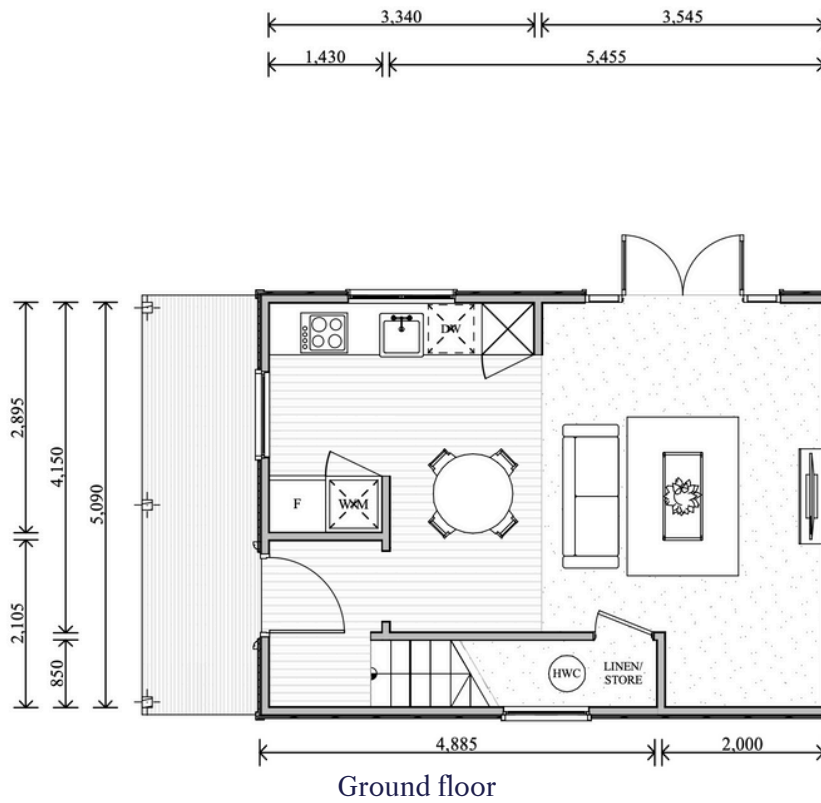
1



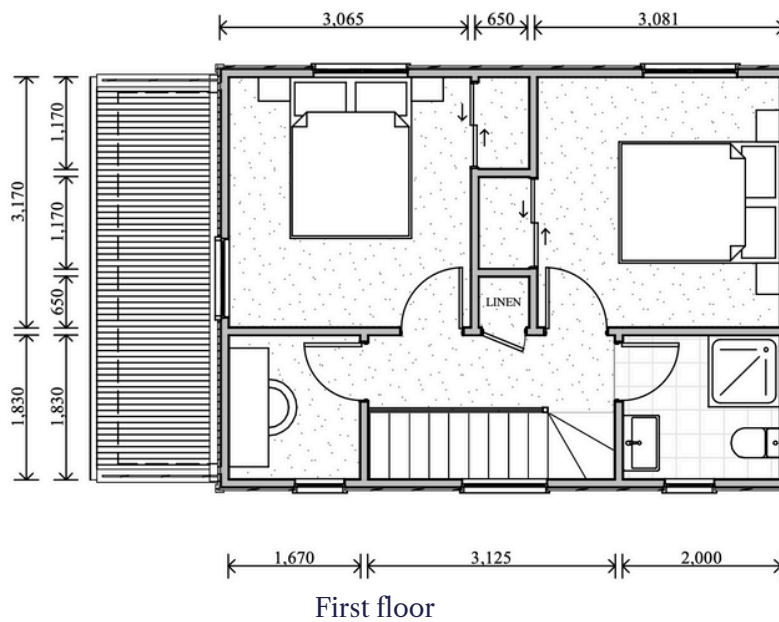
Carpark



76sqm



Ground floor



First floor



# Floor Plans – Townhouse 2



3



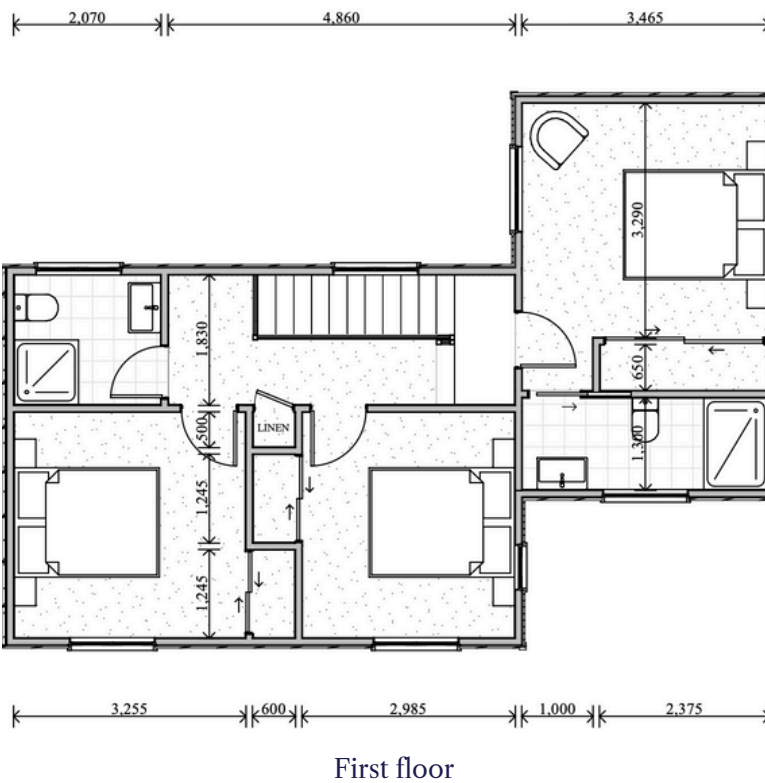
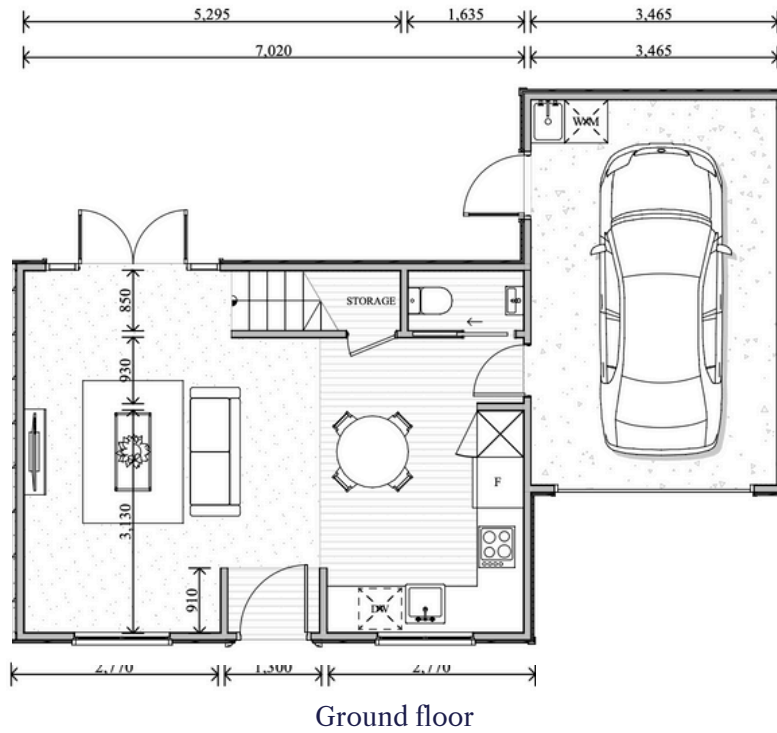
2.5



Garage



117sqm



# Floor Plans – Townhouse 3



3



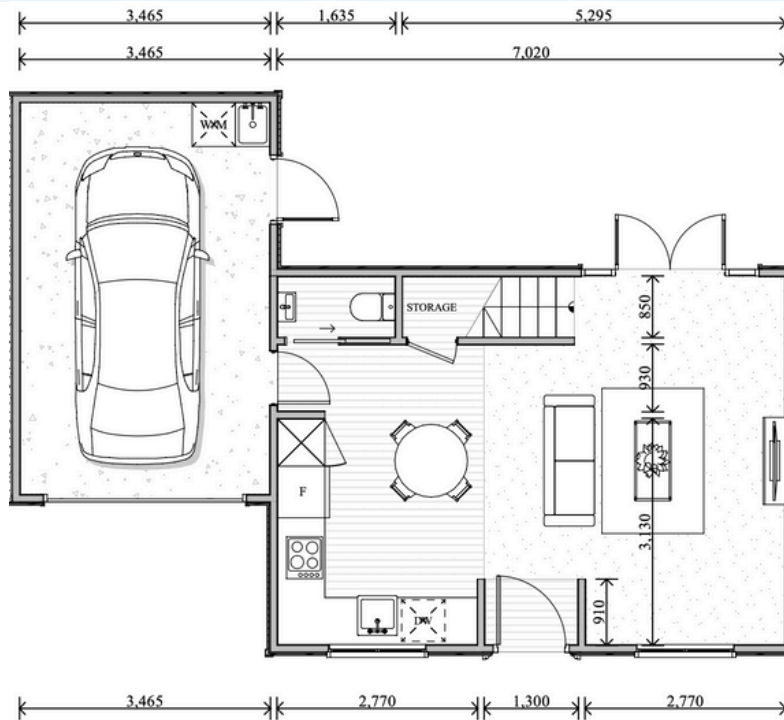
2.5



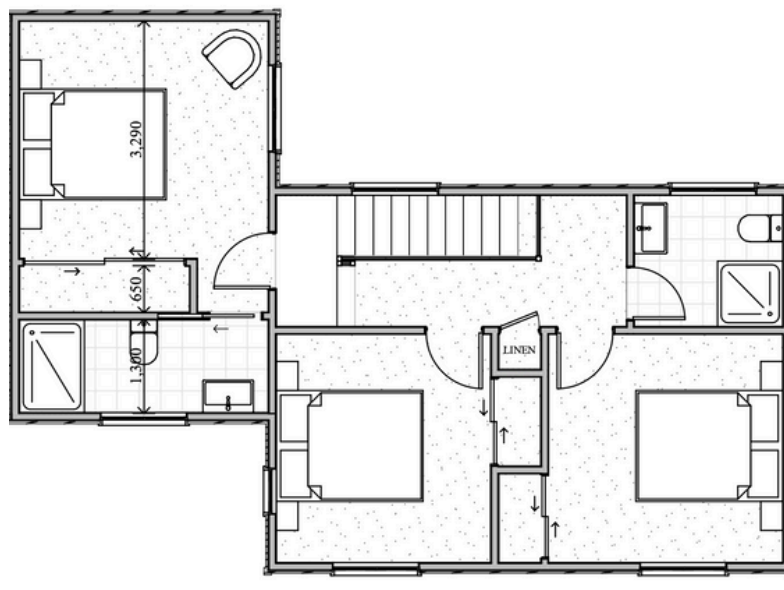
Garage



117sqm



Ground floor



First floor

# Floor Plans – Townhouse 4



2



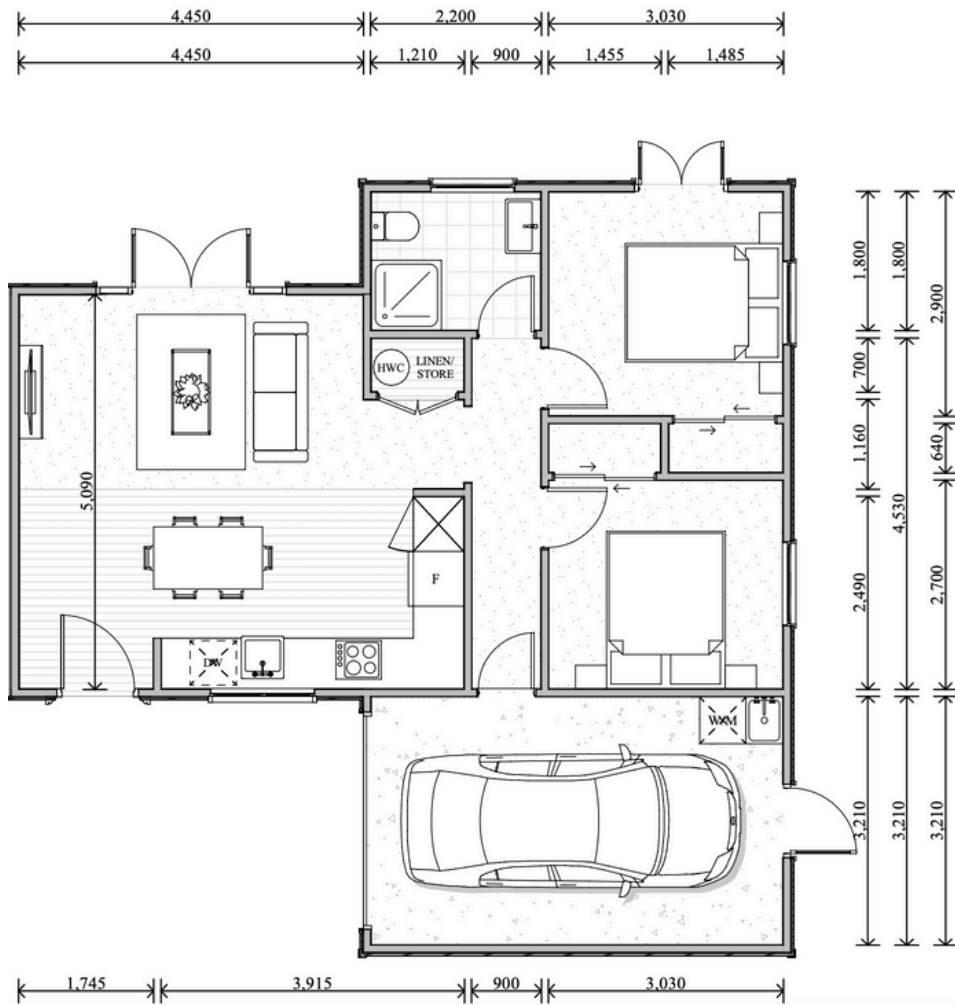
1



Garage



79sqm



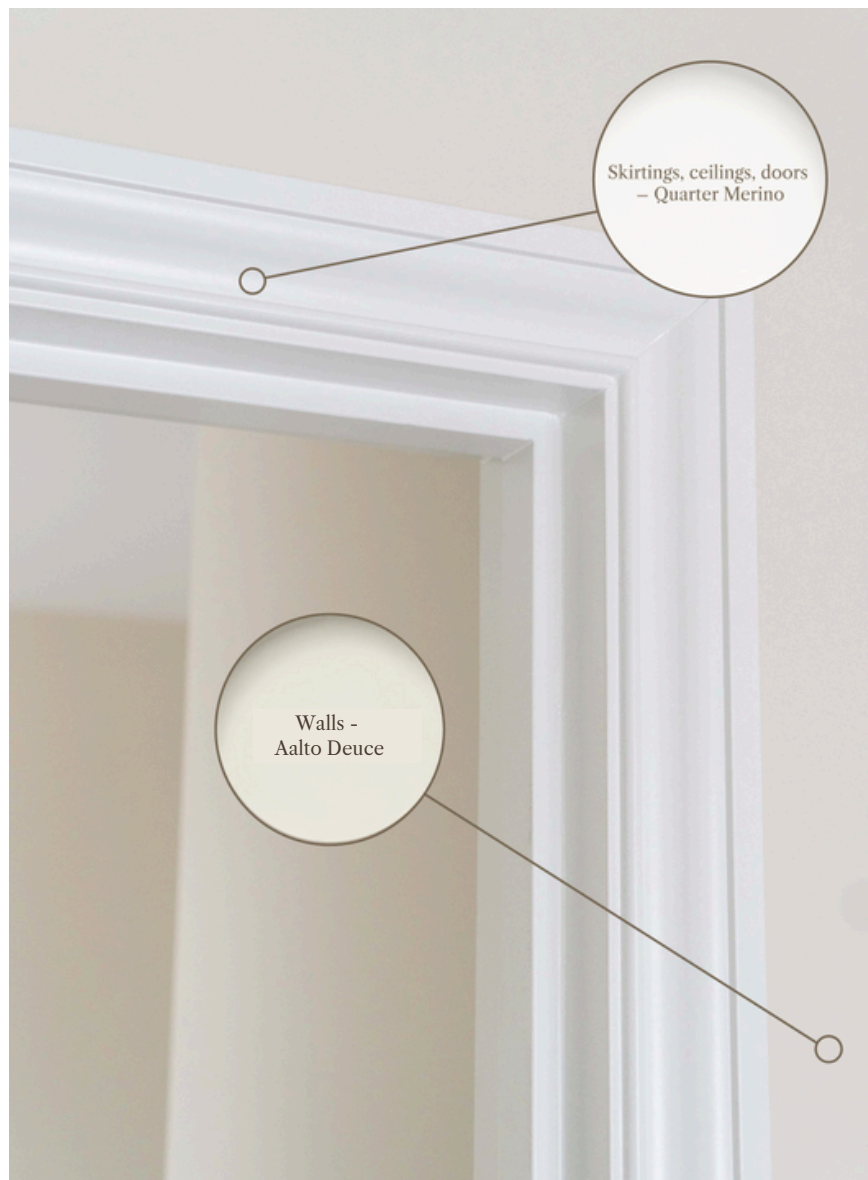
Ground floor

*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  
Posh Canterbury Sink Mixer



Splashback  
White Subway Tile



Cabinetry  
Melteca Warm White

Handles & Knobs  
Versailles Satin Black



Shower Mixer  
Posh Canterbury Mixer



Mirror  
Round with Demist Function

Tapware  
Posh Canterbury Basin Mixer



Toilet  
Nova Back-To-Wall



Vanity  
English Classic 700mm 2 Drawer

## Not Pictured:

### Bathroom

Shower - Acrylic Tray & Glass Wall  
900x900  
Shower - Posh Domaine Brass Rail  
Heated Towel Rail - Elan 7 Rail  
Warmer  
Heater - Weiss FH24SS

### 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

# Upgrade Options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



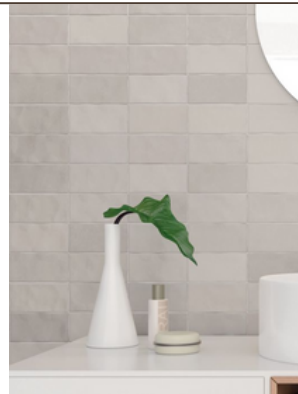
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink  
Clotaire 500mm x 595mm



Traditional Panelling



Kitchen Splashback  
Fez Warm Matt



Shaker-Style Cabinetry

- Melteca Warm White
- Navy: Ink Breeze
- Green: Pistachio

Handles & Knobs  
Pictured: Tradco Unlacquered  
Solid Brass Cup and Knob



Kitchen Shelves



Brass Pendant



Kitchen Handles & Knobs

1. Standard: Versailles Cup & Knobs
2. Upgrade Option: Tradco Solid Handle and Knobs



Kitchen Tapware  
Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench  
Mounted Mixer With White Porcelain Levers



## 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

# 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 )



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.

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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

(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



*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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[vinny@brooksfield.co.nz](mailto:vinny@brooksfield.co.nz)