

BROOKSFIELD

5 Nayland Street,, Sumner

5 NAYLAND STREET

*Five Cottage Revivial Homes located in the Quaint
Seaside Village of Sumner*



Renders



An Artists Impression of Nayland Street Kitchens

**Render Includes Upgraded Specifications*








An Artists Impression of Nayland Street Bedrooms

**Render Includes Upgraded Specifications*

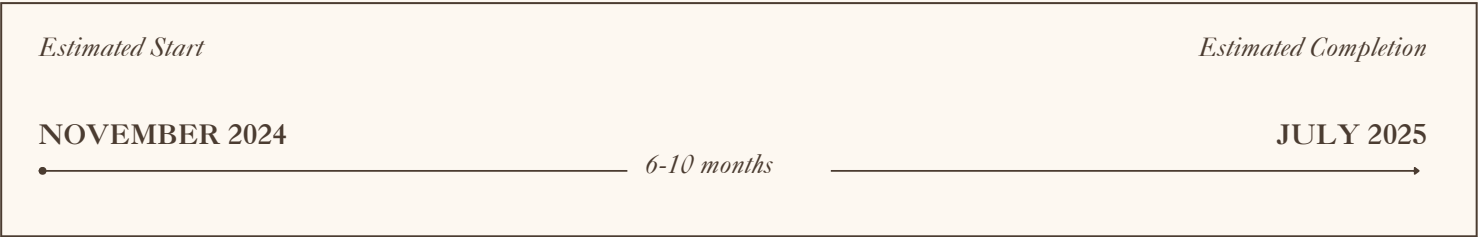
General Information

5 Nayland Street is another exceptional display of our Cottage Revival homes.

Price List

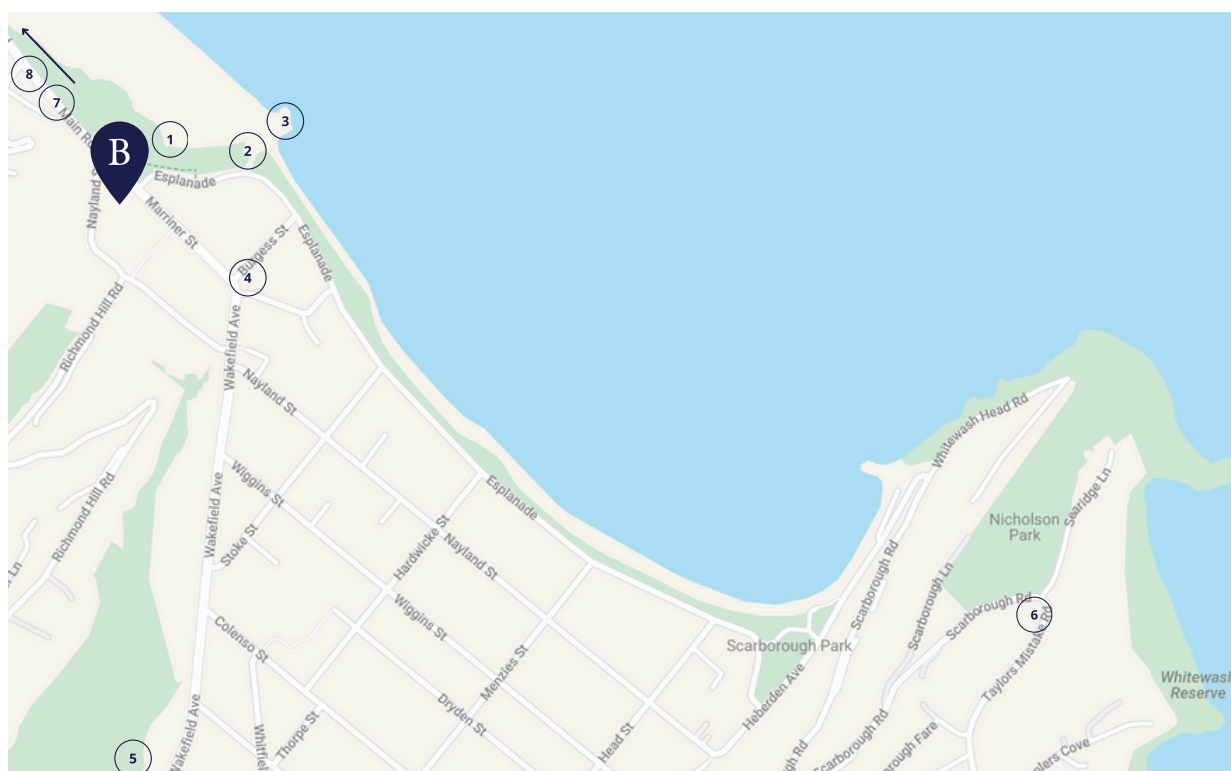
| |  BEDROOMS |  BATHROOMS |  GARAGE |  SIZE |  PRICE |
|-----------|--|---|--|--|---|
| Cottage 1 | 3 | 2.5 | Garage | 117 | \$999,000 |
| Cottage 2 | 3 | 2.5 | Garage | 118 | \$999,000 |
| Cottage 3 | 3 | 2.5 | Garage | 118 | \$999,000 |
| Cottage 4 | 3 | 2.5 | Garage | 118 | \$999,000 |
| Cottage 5 | 2.5 | 1.5 | Garage | 96 | \$875,000 |

Build time



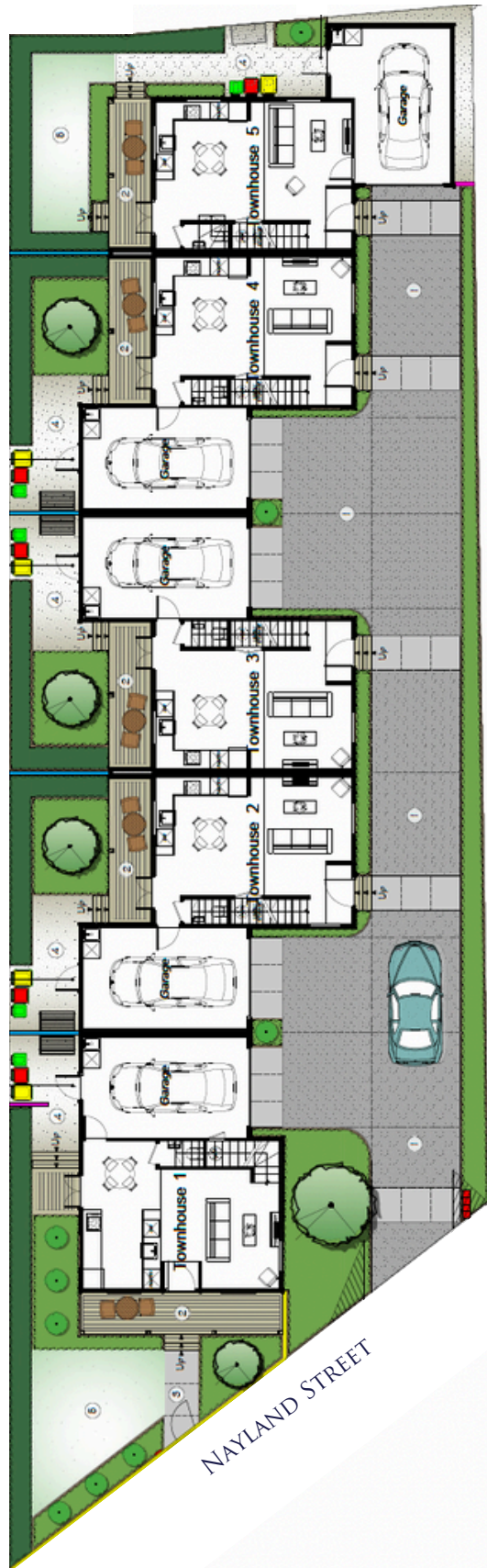
Location

5 Nayland Street is another exceptional display, of our Cottage Revival Homes designed in London by renowned Ben Pentreath Architects. Located in the quaint seaside Village of Sumner, the township surrounds the gently sloping beach which is located 250 metres from these Brooksfeld homes. There are many popular eateries, boutique retail stores, and a movie theatre that are only a short walk from Nayland Street. The area also hosts many popular recreational activities. Sumner Beach is ideal for surfing and the rugged landscape provides idyllic walking and biking tracks on your doorstep.



- | | |
|---------------------------|---|
| 1 Sumner Beach - 100m | 5 Sumnervale Reserve - 2.0km |
| 2 Beach Bar Sumner - 350m | 6 Taylors Mistake Track - 4.7km |
| 3 Cave Rock - 370m | 7 Christchurch Central City - 12.7km (24min) |
| 4 Bonobo Cafe - 400m | 8 Christchurch International Airport - 21.6km (41min) |

Landscaping Plans



KEY

- ① Exposed aggregate driveway with bands of coloured concrete
- ② Coloured concrete patio
- ③ Coloured concrete path
- ④ Selected chip utility area
- ⑤ Selected hardwood decking
- ⑥ Letterboxes



Proposed Standard



Proposed Tree



Garden Bed (219.5m²)



Evergreen Hedge



Selected Chip (32.8m²)



Coloured Cut Concrete (151.7m²)



Exposed Aggregate Concrete (262.2m²)



Selected Hardwood Decking (12.4m²)



Picket Fencing - 1000mm high and painted white (11.2m)



Mid Spec Fencing - 1800mm high dressed palings with cap (2



Low Spec Fencing - 1800mm high rough sawn palings, no cap



Step Location



Pedestrian gate



Fold-out Clothesline (1200mm x 680mm shown)



Covered bike storage (2000mm x 680mm shown)

5 Nayland Street, Sumner

East & West Elevations

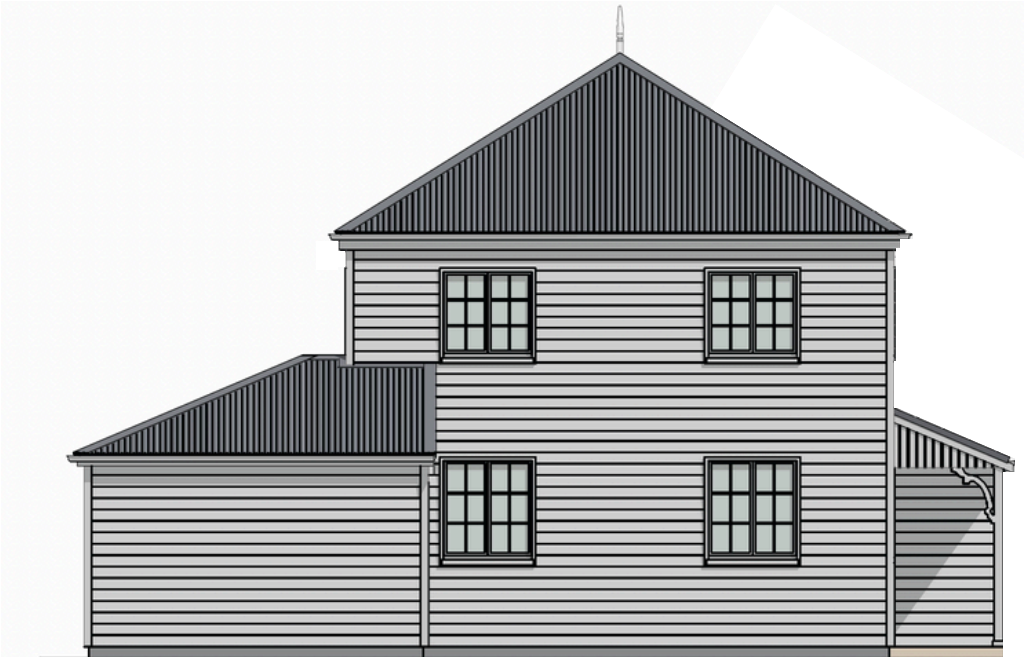
Ground Floor Stud Height of 2.55m
First Floor Stud Height of 2.4m

Cottage One



WEST ELEVATION

Cottage Five



EAST ELEVATION

5 Nayland Street, Sumner

North & South Elevations

Ground Floor Stud Height of 2.55m
First Floor Stud Height of 2.4m

Cottage One Cottage Two Cottage Three Cottage Four Cottage Five



SOUTH ELEVATION


Cottage Five Cottage Four Cottage Three Cottage Two Cottage One





NORTH ELEVATION


5 Nayland Street, Sumner

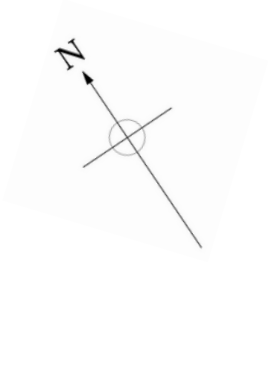
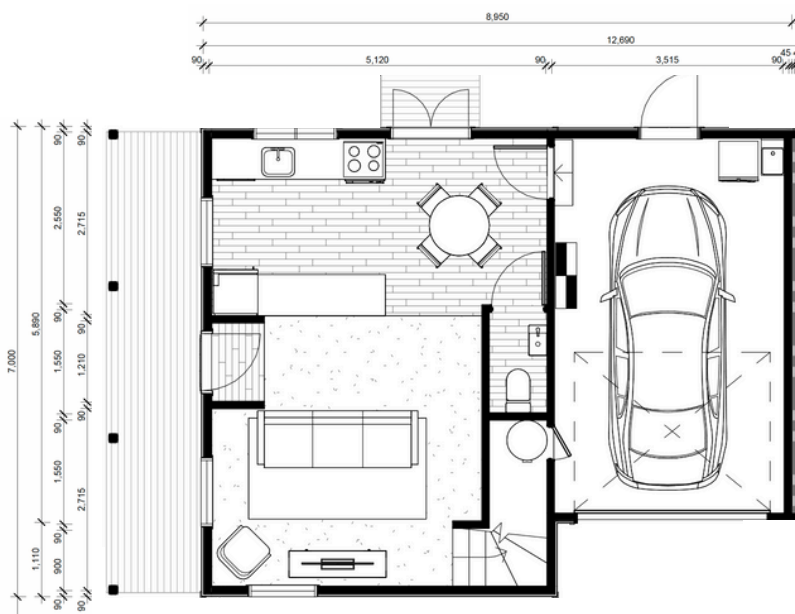
Floor Plans – Cottage 1


3

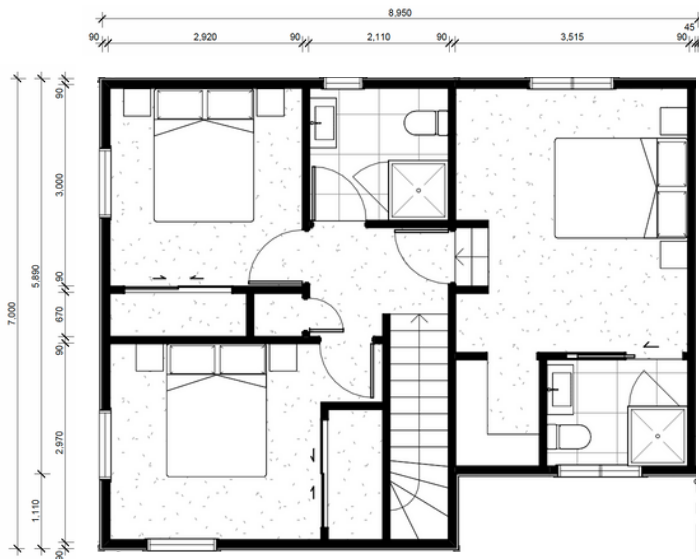

2.5


Garage


117sqm




GROUND FLOOR





FIRST FLOOR


5 Nayland Street, Sumner

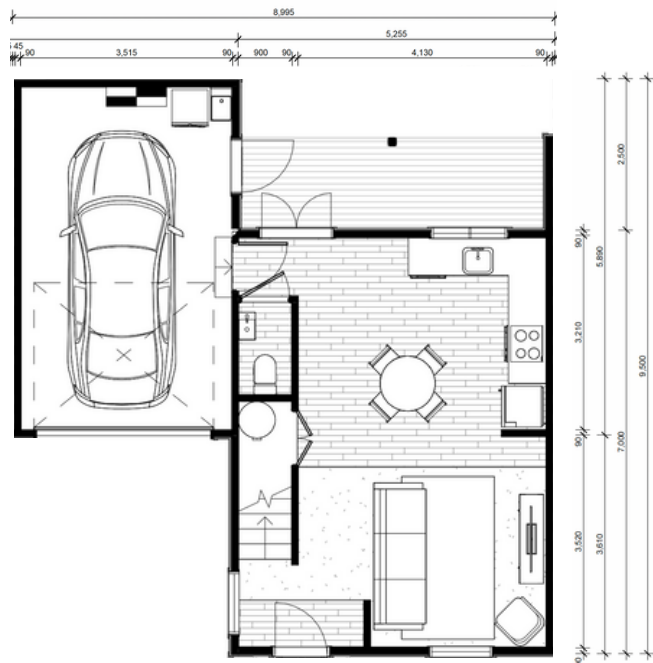
Floor Plans – Cottage 2


3


2.5


Garage


118sqm




GROUND FLOOR





FIRST FLOOR


5 Nayland Street, Sumner

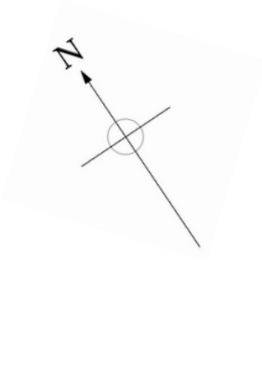
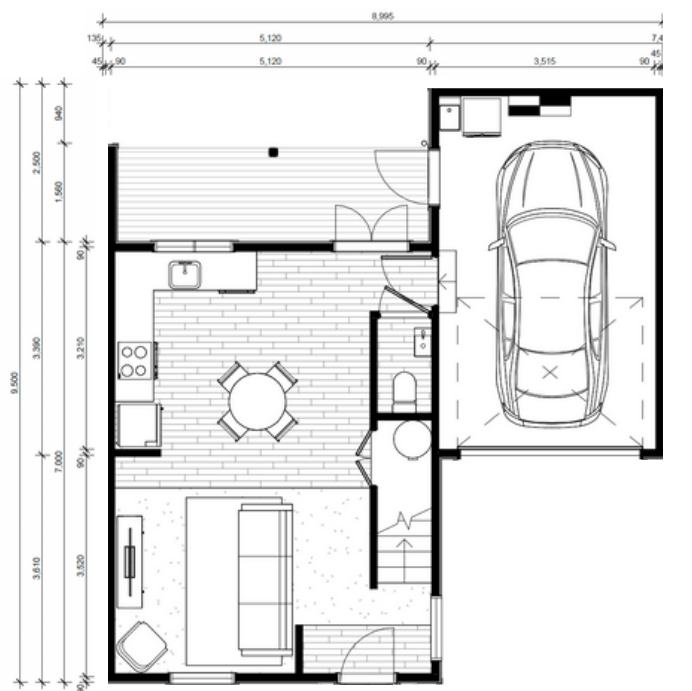
Floor Plans – Cottage 3


3


2.5


Garage


118sqm



GROUND FLOOR

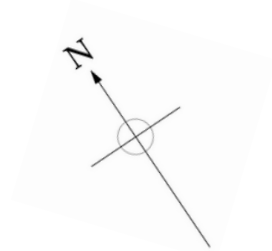


FIRST FLOOR

Floor Plans – Cottage 4



118sqm





GROUND FLOOR





5 Nayland Street, Sumner

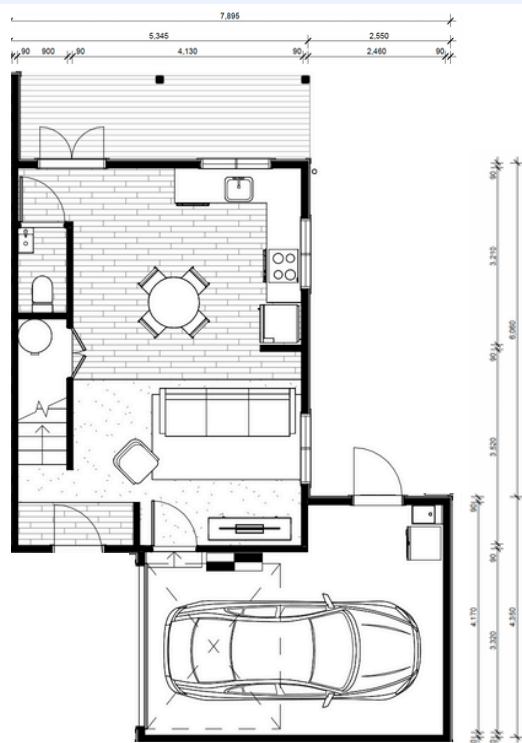
Floor Plans – Cottage 5


2.5

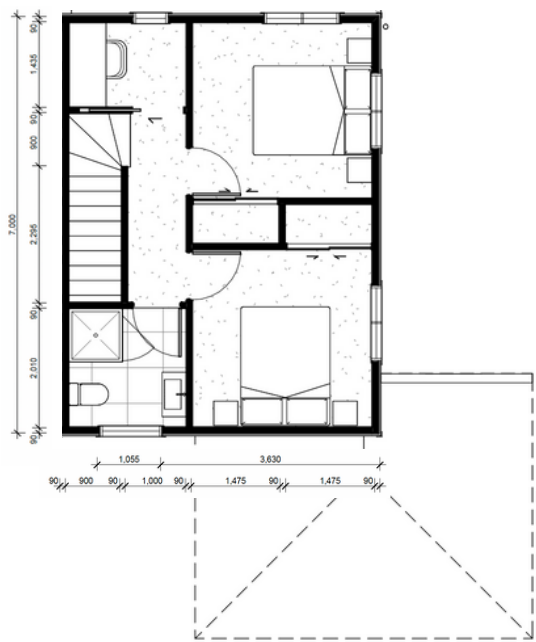

1.5


Garage


92sqm



GROUND FLOOR



FIRST FLOOR

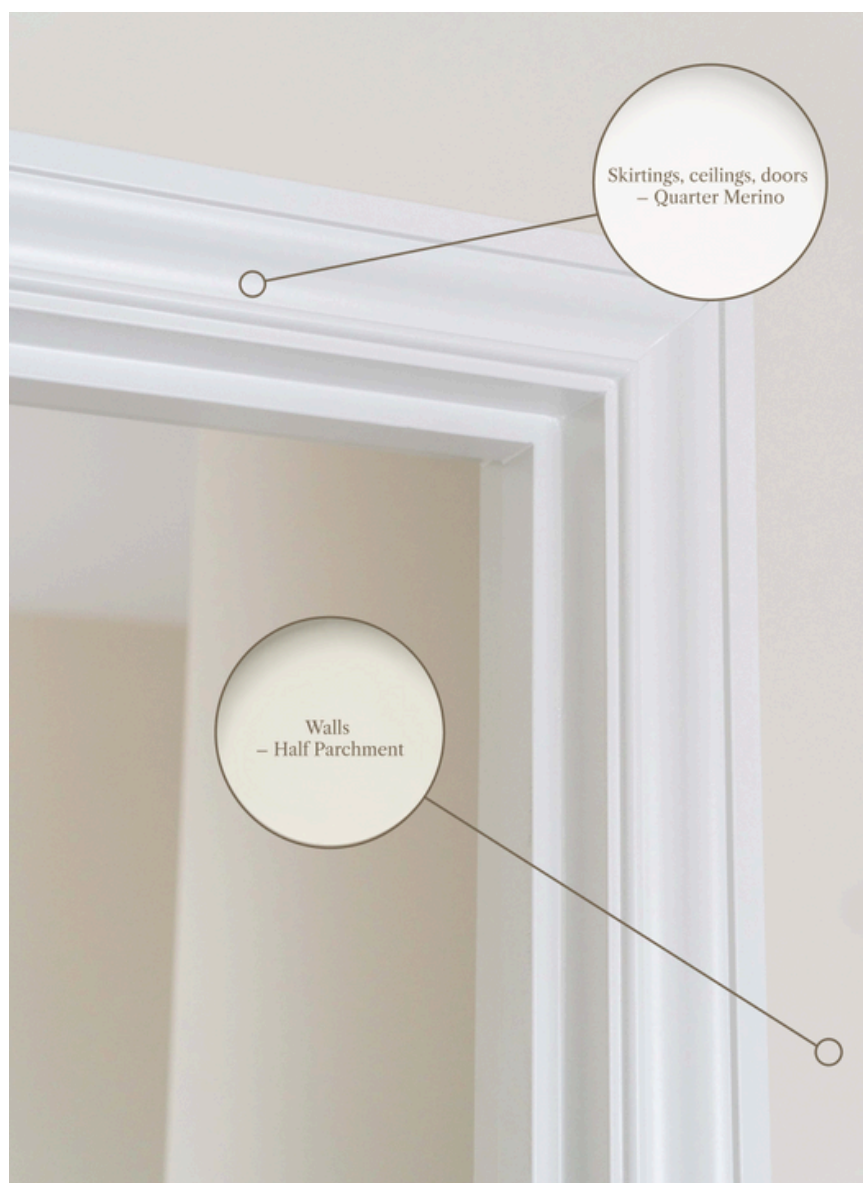
Standard Interior Spec

It's all in the details

These homes are the latest in our series of 'Cottage Revival Homes'. Each home features well-thought-out spaces.

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 Brooksfeld 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.

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



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

Shower Wall Tile
Metro Gris

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

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 Beaded Board



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

Price Directory:

| | | | | | |
|---|-----------|-------------------------------------|-------------------------|-------------------------------------|-----------------------|
| Electrical | | Kitchen | | Floor Coverings | |
| Pendant (Client to Supply) | \$259.00 | Shaker Style Kitchen | TBC by Kitchen Designer | Change Carpet to Timber Tiles | \$45.00/sqm Floating |
| Additional Exterior Heritage Light | \$297.00 | Upper Cabinetry | TBC by Kitchen Designer | Change Carpet to Oak Flooring | \$100.00/sqm Floating |
| Bathroom | | Island | TBC by Kitchen Designer | Change Timber Tiles to Oak Flooring | \$70.00/sqm Floating |
| Shower Over Bath (Included Cavity Slider) | \$3420.00 | Tradco Solid Cup Handles | \$5.00/handle | Other | |
| Fully Tiled Single Shower | \$1035.00 | Tradco Solid Knobs | \$10.00/knob | Beaded Board (Floor To Ceiling) | \$317.00/sqm |
| Fully Tiled Double Shower | \$1725.00 | Butlers Sink | \$1500.00 | Door Handle Upgrade | \$350.00/handle |
| Shower Nook (H300mm x W200mm) | \$ 880.00 | Splashback | \$132.00/sqm | Extra Heatpump (7kw) | \$4105.00 |
| Bathroom Floor & Wall Tiles (Tiles over \$46.00/sqm is an additional cost to clients) | | Perrin & Rowe Kitchen Mixer Upgrade | | Kitchen Shelves | \$200.00/shelf |
| | | • Brushed Nickel | \$1330.00 | | |
| | | • Polished Brass | \$1600.00 | | |

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.

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 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.



Benefits you should know about

Solar panels. Save 50% of your power bill*

**These homes feature
our pre-installed system
which will save you roughly
50% (+/-) on your power bill.*

The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.

Each part of the system comes with a product warranty:

Green Catch Solar Diverter
Jinko Solar Panels
Enphase IQ7A Microinverter

5 years
25 years
10 years





Your Rental Appraisal

21 March 2024



3



2.5



1

ADDRESS: Home 1 - 4, 5 Nayland Street, Sumner

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 **\$660 - \$690 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



Your Rental Appraisal

21 March 2024



2.5



1.5



1

ADDRESS: Home 5, 5 Nayland Street, Sumner

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 **\$600 - \$620 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

Ohana Property Offer

Property location:

5 Nayland (2.5 Bed, 1.5 Bath, Carpark)

\$210

Average Nightly Rate

\$300-\$480

Peak Season and Public Holidays

\$250

Weekend Rate

80-88%

Estimated Occupancy

Estimates

\$1,240

Gross Weekly Estimate (at 80% occupancy)

\$63,771

Gross Yearly Estimate (at 80% occupancy)

Compensation

15%

Management Fee + \$125.00 (per month) compensation for Ring security, Coffee, Consumables and Cleaning Products.

\$25-\$30


Linen Hire Fee Per stay

Property listed on:





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