BROOKSFIELD

Onslow Street, St Albans

51 Onslow Street





General Information

51 Onslow Street is an exceptional display of our Cottage Revival Homes.

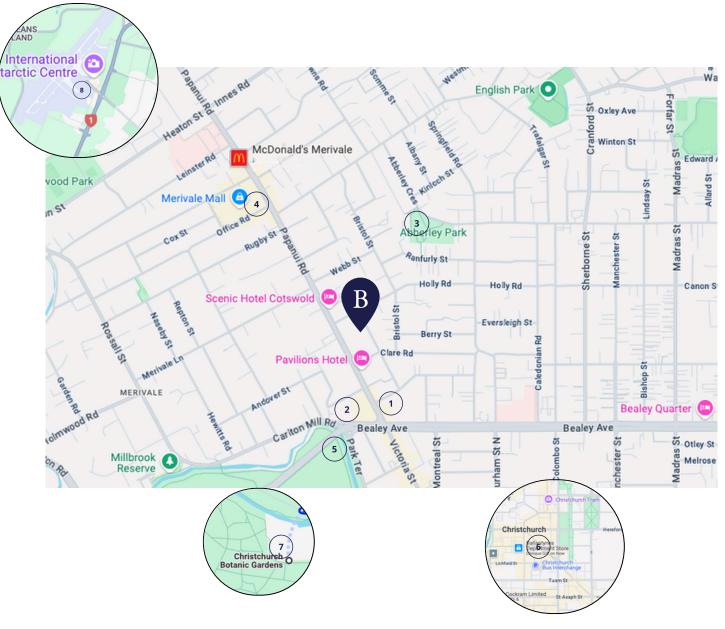
Price List

	BEDROOMS	BATHROOMS	GARAGE	SIZE	PRICE
Cottage 1	2	1	Carpark	70	\$845,000
Cottage 2	2	1.5	Single	95	\$895,000
Cottage 3	2	1.5	Single	95	\$895,000
Cottage 4	3	2	Single	108	\$999,000



Location

Located near many local amenities, Merivale Mall, public transport links, Hagley Park, and many eateries are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- (1) Vesuvio 6 minute walk
- (5) Hagley Park 11 minute walk
- Strawberry Fare 9 minute walk
- (6) City Centre 8 minute bike ride
- (3) Abberley Park 9 minute walk
- 7 Botanic Gardens 10 minute bike ride
- (4) Merivale Mall 11 minute walk
- (8) Christchurch International Airport 20 minute drive



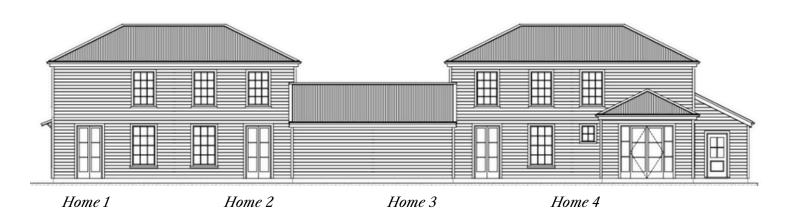
Site Plan

ONSLOW STREET



Elevations - North & South

North Elevation



South Elevation





Elevations - East & West







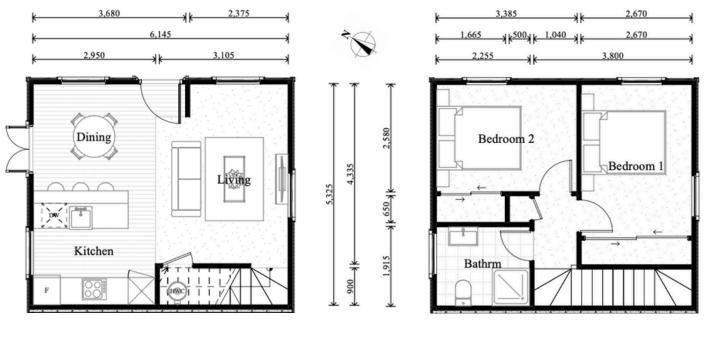
Home 4

Floor Plans – Cottage 1









Ground Floor First Floor

Floor Plans – Cottage 2







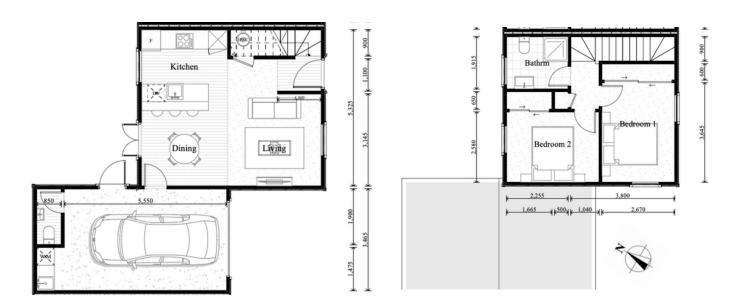


2

1.5

Single garage 95sqm





Ground floor First floor



Floor Plans – Cottage 3









1.5

Single garage

95sqm





Ground floor First floor



Floor Plans – Cottage 4



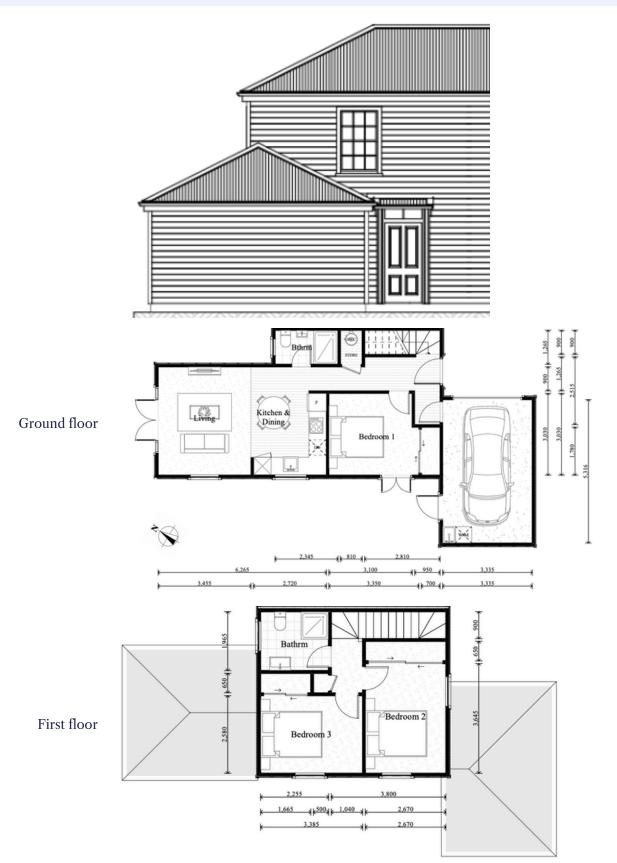






Single Garage

108sqm



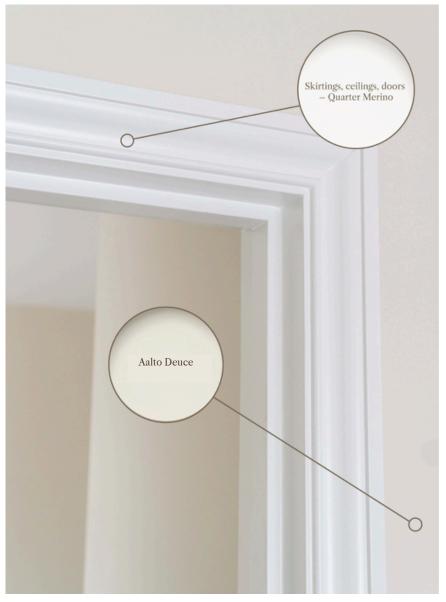


It's all in the details – Standard Interior Spec & Upgrade Options



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 Brooksfield 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/Entranc 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



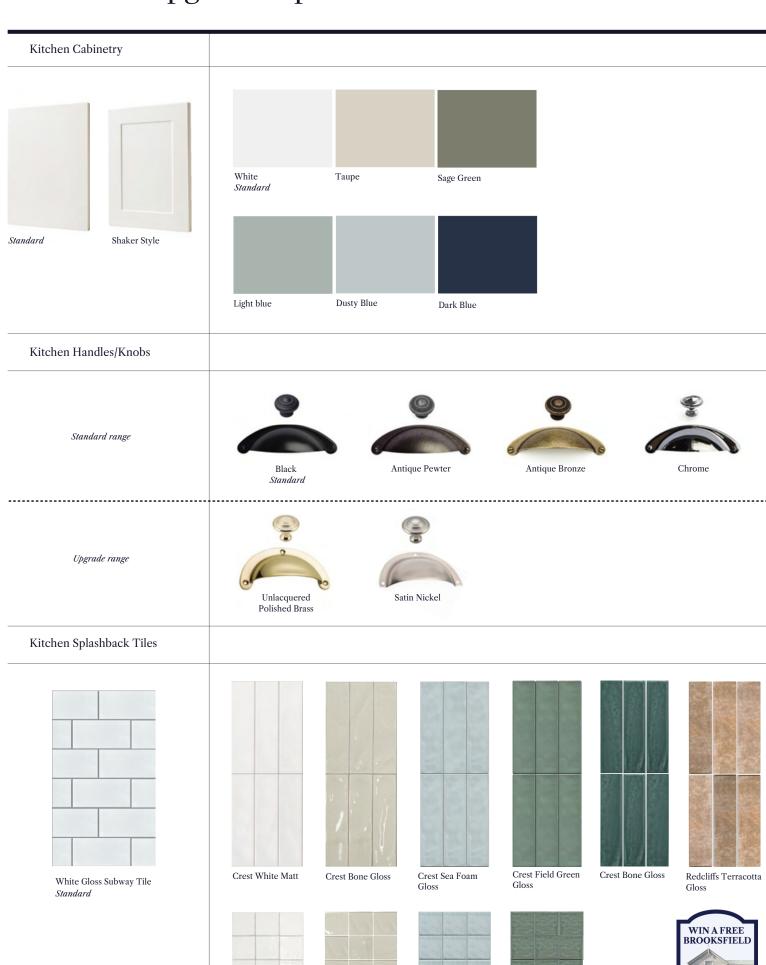
Standard Spec







Kitchen Upgrade Options



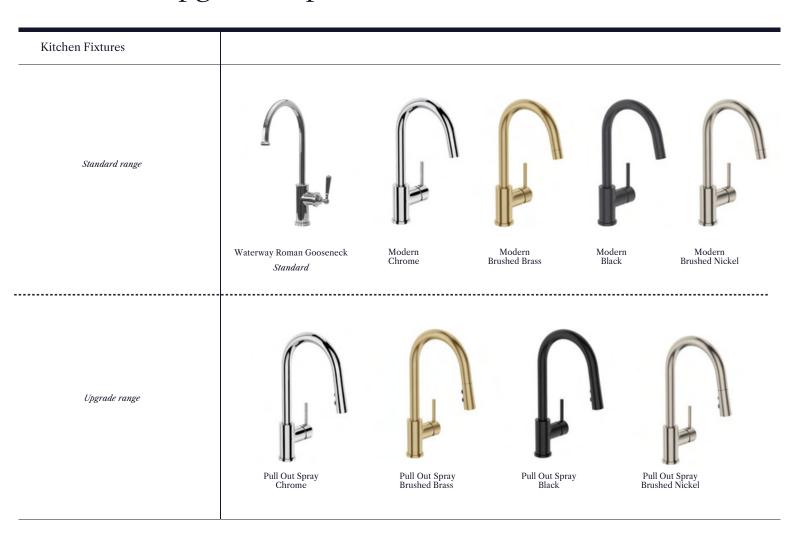
Square White Matt

Square Bone Gloss

Square Field Green

Square Sea Foam Matt

Kitchen Upgrade Options



Door Handle Upgrade Options

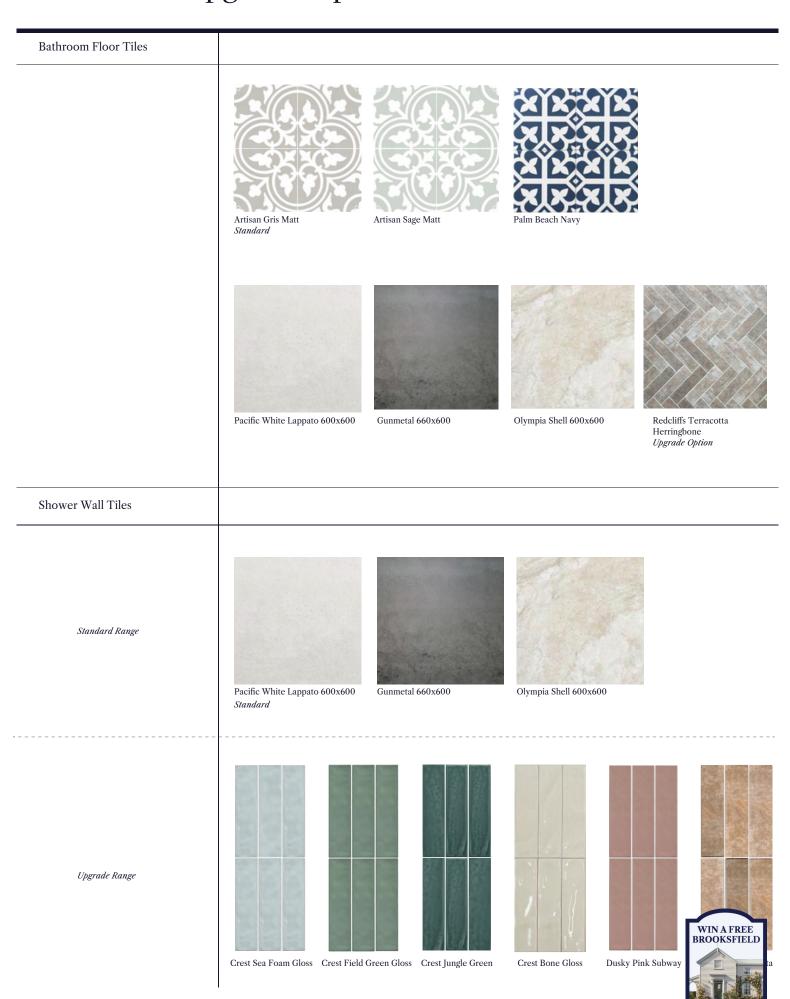


Flooring Upgrade Options





Bathroom Upgrade Options



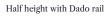
Bathroom Upgrade Options



Other Upgrade Options

Mantle with electric fireplace			Internal shutters
Pendant Lights			
	Black	Brass	
Villaboard			







Full height

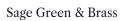


Mood Boards

Light Blue & Brass













Dark Blue & Brass









Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- · Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker Senior Property Manager



Richard Milbank Property Manager



Anna Meikle Property Management Residents Assoc. Accounts & Administration









Your Rental Appraisal

6 June 2025









ADDRESS: Cottage 1, 51 Onslow Street, St Albans

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 - \$580 per week for an unfurnished, residential rental home.

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

6 June 2025









ADDRESS: Cottage 2 & 3, 51 Onslow Street, St Albans

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, residential rental home.

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

6 June 2025









ADDRESS: Cottage 4, 51 Onslow Street, St Albans

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 \$680 - \$720 per week for an unfurnished, residential rental home.

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: 6th June 2025

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Cottage 1, 51 Onslow Street, St Albans.

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.

These property consists of 2 bedrooms, 1 bathroom and one off street carpark. We consider this property to rent for between **\$630 and \$650** per week.



Prepared by: Steven Loveridge BCom (VPM)
Business Development Manager / Business Partner
M 0274 838 115
Steven@assetmanagers.co.nz



What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have ov200 combined years experience property management to secure you the best terms tmaximise your rental income.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holidaythe work still gets done.
- We pay out rents to our clients every working day of the year, so you cget your money when you want.
- We provide aTenant Debt Guarantee.
- Family owned and operated since 1990.

100% of our tenants paid their rent on time 99.8% of our homes were occupied

May 2025 statistics

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

R ENTAL APPRAISAL.

Date: 6th June 2025

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Cottage 2 & 3, 51 Onslow Street, St Albans.

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.

These properties consists of 2 bedrooms, 1.5 bathrooms and a single garage. We consider this property to rent for between **\$670** and **\$690** per week.



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RENTAL APPRAISAL.

Date: 6th June 2025

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Cottage 4, 51 Onslow Street, St Albans.

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.

This property consists of 3 bedrooms, 2 bathrooms and a single garage. We consider this property to rent for between **\$760 and \$780** per week.



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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.





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.

