

6 EDWARD AVENUE

St Albans, Christchurch

4 Architecturally designed townhouses



BROOKSFIELD

0800 548 454 | [brooksfield.co.nz](https://www.brooksfield.co.nz)

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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 the latest in design trends, durability and affordability.

“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”

- Vincent Holloway, Brooksfield director

THE BROOKSFIELD DIFFERENCE

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 benchtops, 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.

Recently completed development at 24 Hendon Street



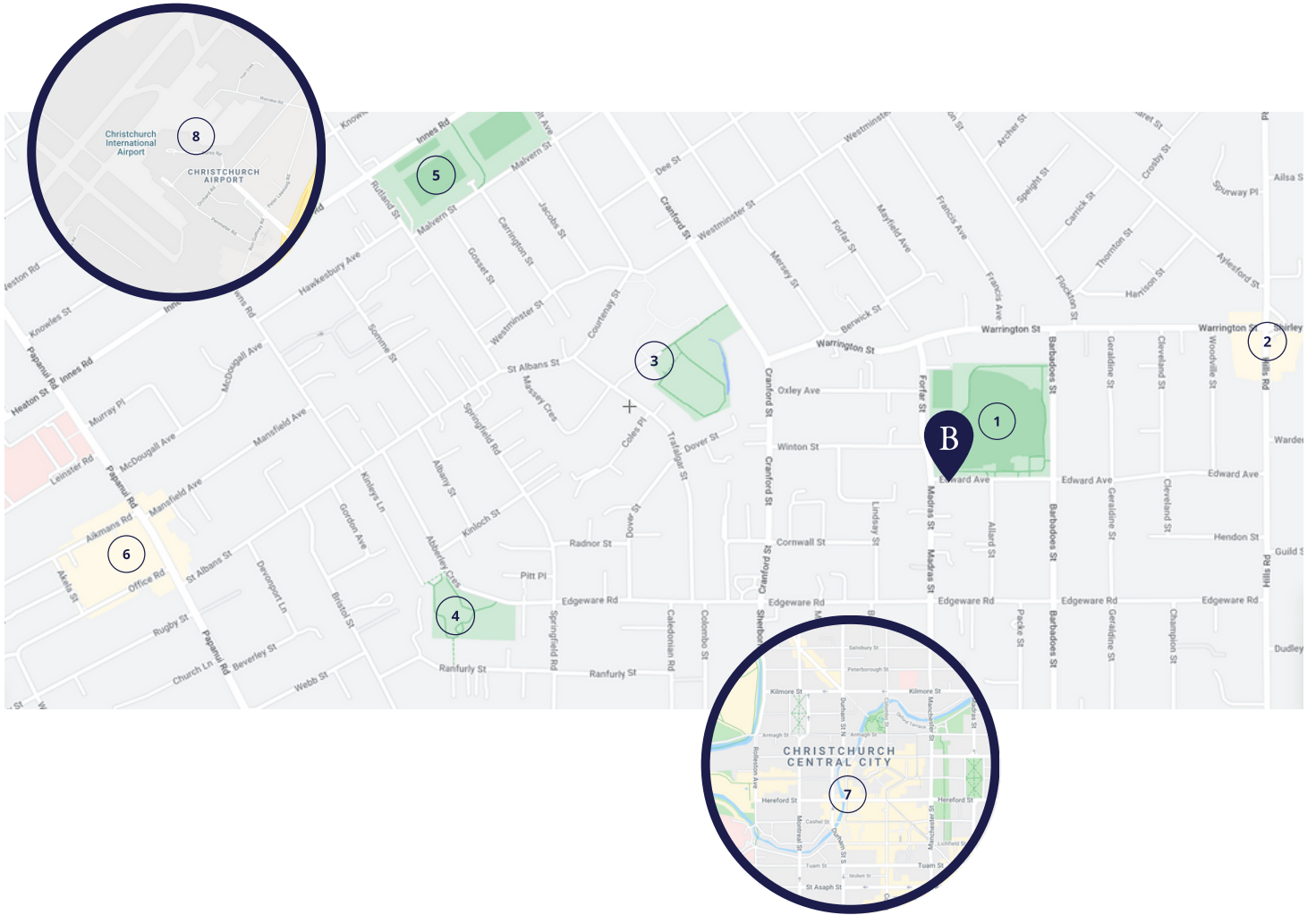
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LOCATION

6 Edward Ave

These Brookfield Heritage cottages are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stones throw from many local amenities, schools, parks and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 St Albans Park - 50m
- 2 Edgware Village - 850m
- 3 St Albans School - 1km
- 4 Abberley Park - 1.3km
- 5 Malvern Park - 1.5km
- 6 Merivale Mall - 2.3km
- 7 Christchurch Central City - 2.8km
- 8 Christchurch International Airport - 11km (20min)

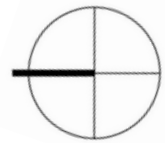
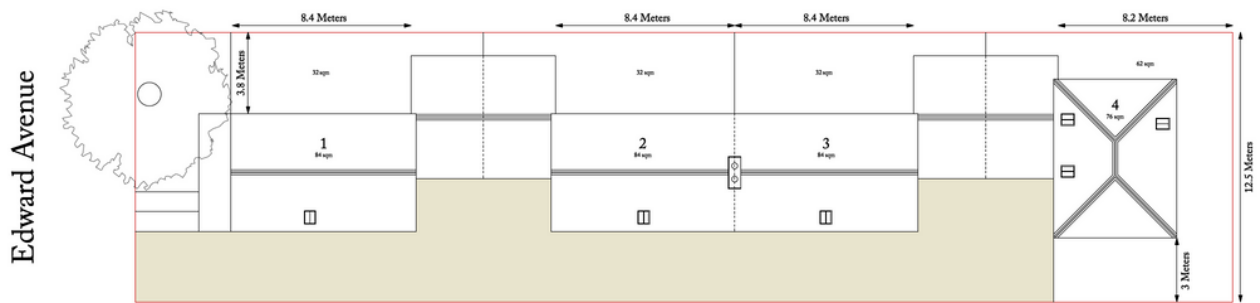
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LAYOUT

6 Edward Ave

These 4 cottages are thoughtfully laid out and designed with ample space. Each home features an excellent outdoor living area and single garage. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



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RENDERS

6 Edward Ave



ELEVATIONS

6 Edward Ave



1

1 NORTH ELEVATION
1:100 @ A1 / 1:200 @ A3



4

4 SOUTH ELEVATION
1:100 @ A1 / 1:200 @ A3



1

2

3

4

2 WEST ELEVATION
1:100 @ A1 / 1:200 @ A3



4

3

2

1

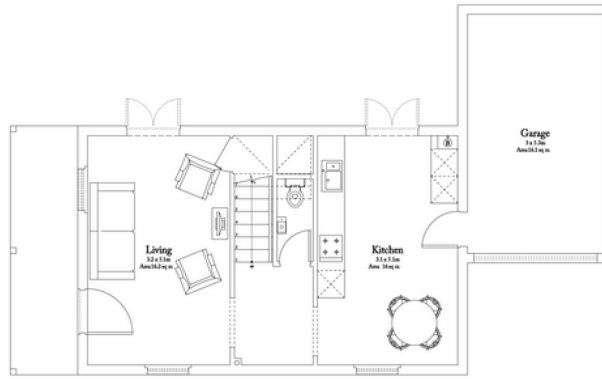
3 EAST ELEVATION
1:100 @ A1 / 1:200 @ A3

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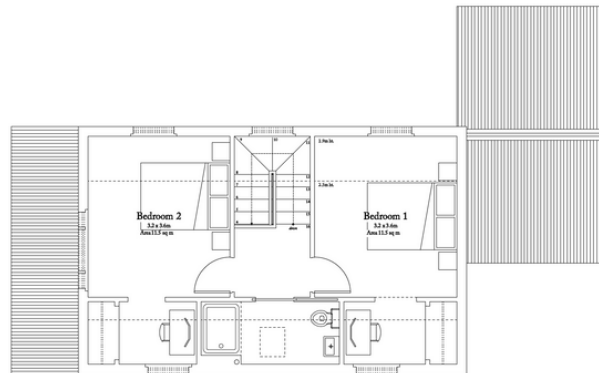
FLOOR PLAN - COTTAGE 1

6 Edward Ave



1 GROUND FLOOR PLAN
1:50 @ A1 / 1:100 @ A3

House 1 - Ground floor



2 FIRST FLOOR PLAN
1:50 @ A1 / 1:100 @ A3

House 1 - First floor

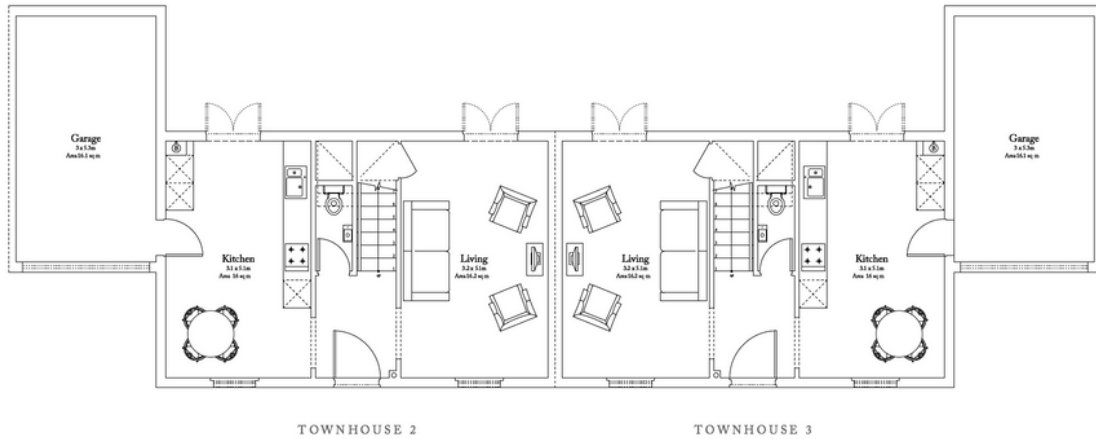
This cottage features well thought out spaces. Cottage 1 features split living areas. Downstairs you will find a well-appointed kitchen and dining space with a separate living area. A large, outdoor living terrace flows off the living area and kitchen through separately through two large doors. Upstairs is two double bedrooms, both with double wardrobes and a full tiled bathroom. There is also two study spaces connected to each bedroom. This cottage are complemented by a single garage.

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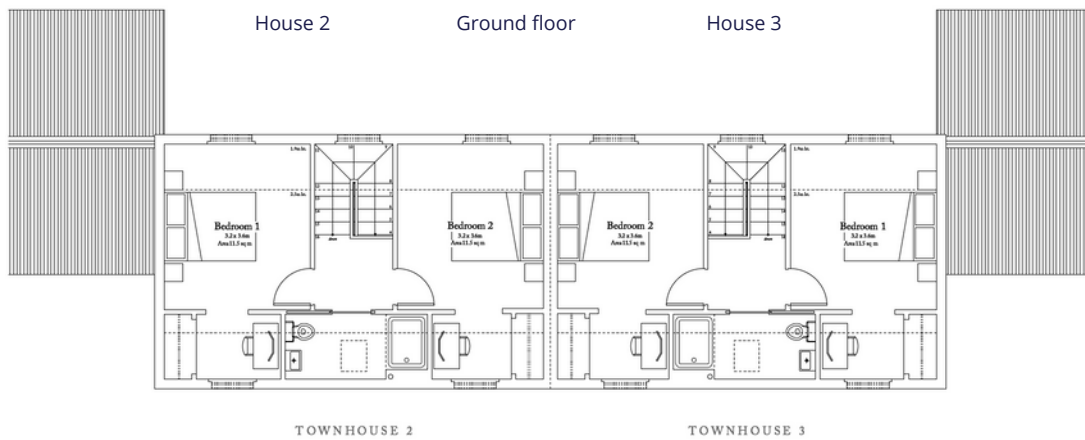
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FLOOR PLANS - COTTAGES 2 & 3

6 Edward Ave



1 GROUND FLOOR PLAN
1:50 @ A1 / 1:100 @ A3



2 FIRST FLOOR PLAN
1:50 @ A1 / 1:100 @ A3

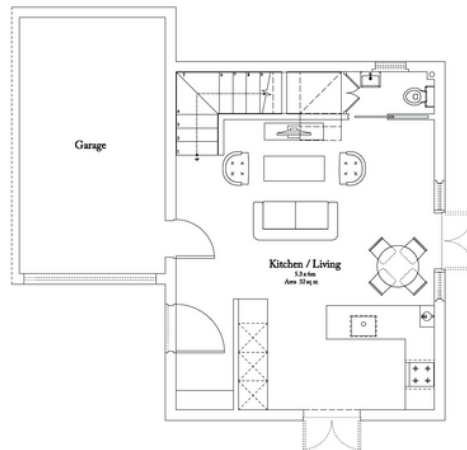
These cottages feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs features split living areas. Downstairs you will find a well-appointed kitchen and dining space with a separate living area. A large, outdoor living terrace flows off the living area and kitchen through two large doors capturing the all-day sun. Upstairs is two double bedrooms, both with double wardrobes and a full tiled bathroom. Each features two study spaces connected to each bedroom. These cottages are complemented by a single garage.

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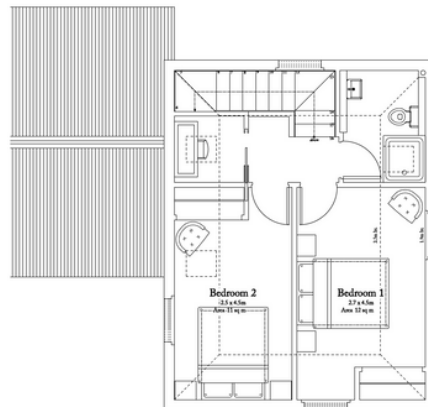
FLOOR PLAN - COTTAGE 4

6 Edward Ave



1 GROUND FLOOR PLAN
1:50 @ A1 / 1:100 @ A3

House 4 - Ground floor



2 FIRST FLOOR PLAN
1:50 @ A1 / 1:100 @ A3

House 4 - First floor

This cottage features well thought out spaces designed to compliment today's modern lifestyle. Cottage 4 features open-plan living with a generous space for living, dining and kitchen areas. A large, outdoor living terrace flows off the living area which is well positioned to capture all day sun. Upstairs is two double bedrooms, both with double wardrobes and a full tiled bathroom. Cottage 4 features one separate study space. This cottage are complemented by a single garage.

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DESIGN

Brooksfield Heritage

These homes are the latest in our series of heritage style townhouses. Each cottage features well thought out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield 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.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard



Roof - Longrun roofing



Doorhandle - Keyless entry

Interior



Walls - Half Merino
Low-VOC Paint



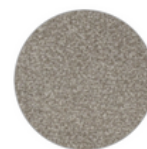
Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



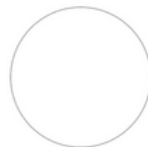
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all
living areas



Venetian Blinds - White -
Bedrooms



Wool Insulation

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder

Electrical



Heated towel rail - 400x600 Elan 20R



Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068 heater

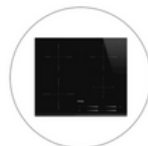
APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tenancy regulations

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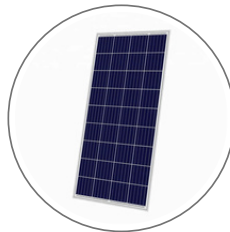
SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. 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.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

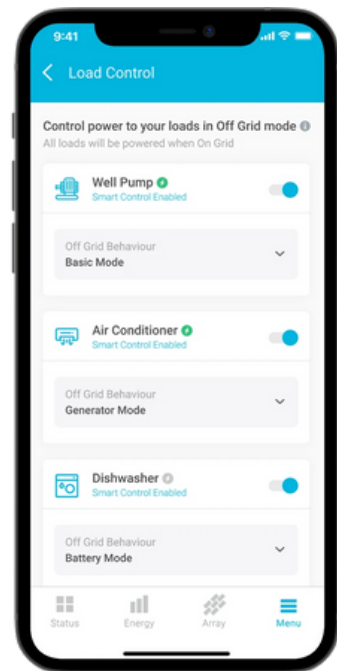
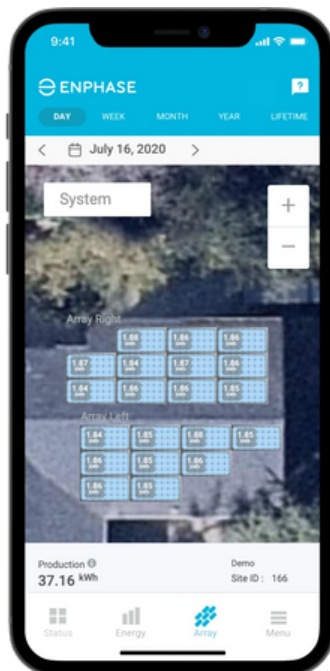


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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.



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Your Rental Appraisal

24 January 2023

ADDRESS: 6 Edward Avenue, 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 **\$530 - \$560 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,

Ngairé Baker
Senior Property Manager

Disclaimer: Rental estimates are based on information provided at the time of assessment and take current market rate into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved.



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pm@brookfield.co.nz

PRICE LIST

6 Edward Ave

HOUSE NUMBER	BEDROOMS	BATHROOMS	GARAGES	SIZE	PRICE
House 1	2	1.5	1	112m ²	\$695,000
House 2	2	1.5	1	112m ²	\$689,000
House 3	2	1.5	1	112m ²	\$689,000
House 4	2	1.5	1	102m ²	\$695,000

Estimated start

Estimated completion

Title type

May 2023

November 2023

Fee Simple

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

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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