

7 Antrim Street, Sydenham Christchurch

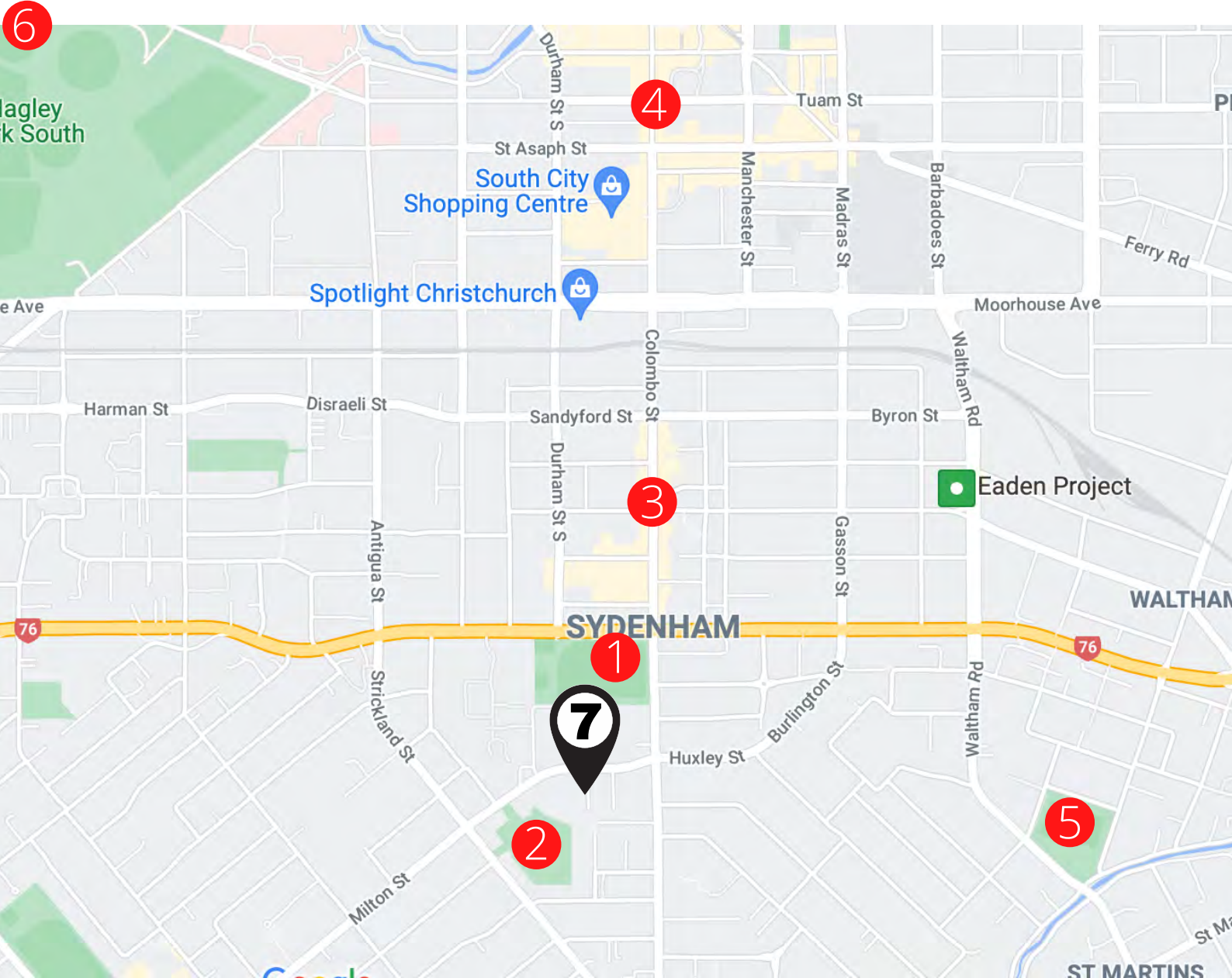
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields homes are located on Antrim Street, situated only a short distance from Sydenham Park, The Colombo and an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment.



1 Sydenham Park (400m)

2 Bradford Park (300m)

3 The Colombo (700m)

4 City Centre (1.9km)

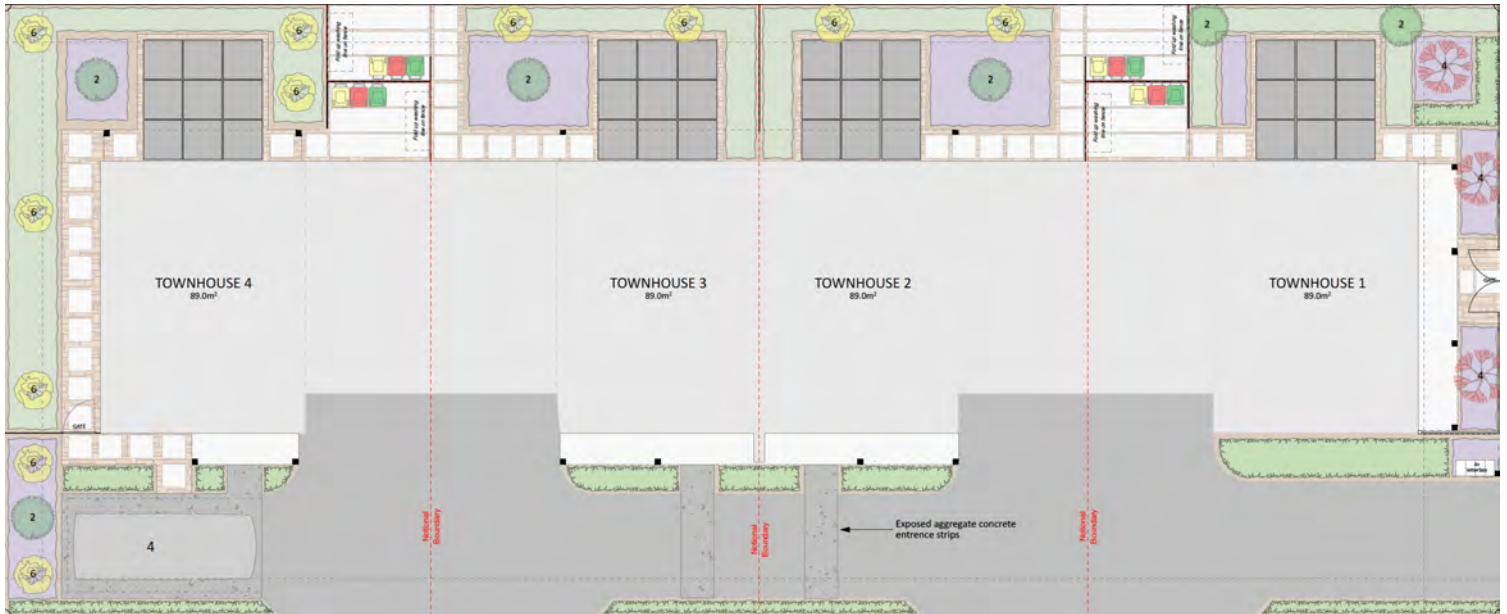
5 Waltham Park / Heathcote River (1.7km)

6 Airport (10km, 15mins)

BROOKSFIELD

Layout

These 4 homes are thoughtfully laid out and designed with heritage Christchurch in mind. Each home comes with a large patio and outdoor living area. All gardens include established planting of Japanese Maple, Kowhai or Cherry trees, Grisilinea, box hedging and colourful flower beds are in keeping with heritage Christchurch.



PLANT LEGEND



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



TYPE 7 - THUJA
"Thuja occidentalis"






BROOKSFIELD

Design And Interior

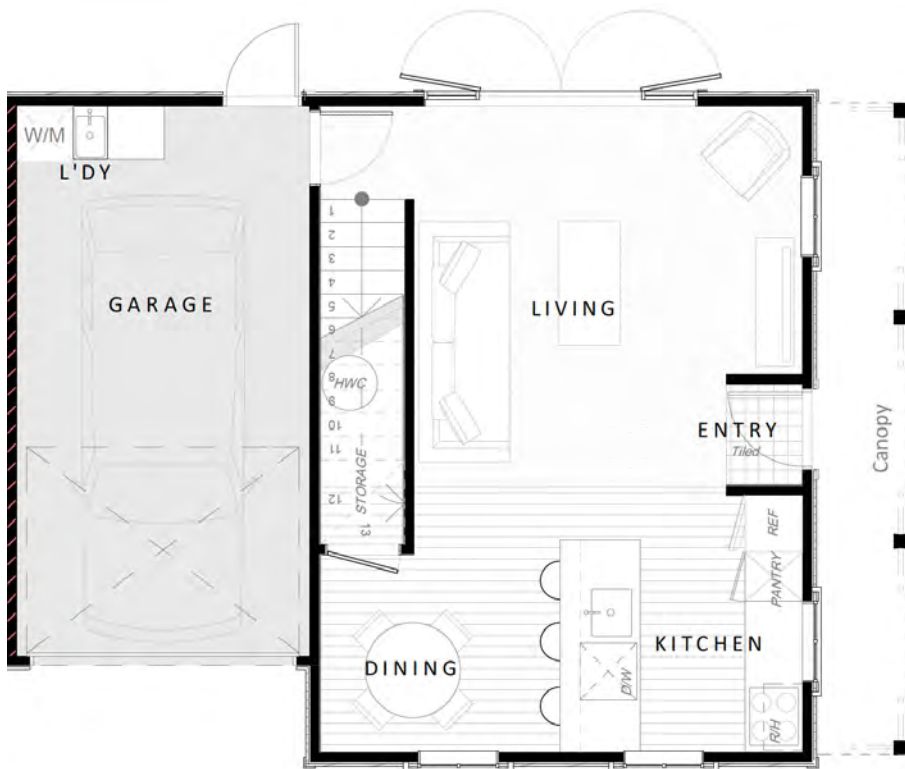
(Home 1)

This street front home is entered through a heritage verandah into an open plan kitchen with island bench, living and dining that opens out to a private courtyard. The laundry is in the garage, allowing for a large storage cupboard under the stairs. Upstairs is 2 bedrooms, a bathroom and a study

2  1.5  1 

Floor Area m2
102

Ground Floor



First Floor



BROOKSFIELD

Design And Interior

(Home 2 - 5)

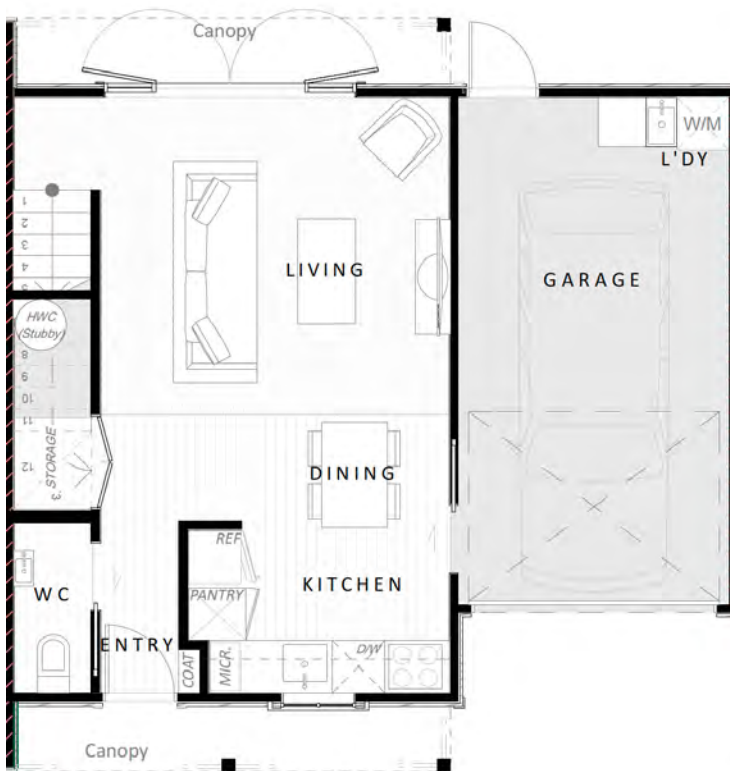
These homes are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs is a sunny kitchen dining and lounge, opening out to a large, sunny and secured outdoor living area. Attached is a single garage with the laundry in it and a door to the outdoor area. Upstairs is two double bedrooms, a bathroom and study.



Floor Area m²

92

Ground Floor



First Floor



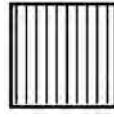
BROOKSFIELD

Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



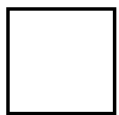
Kitchen Cabinets - French Country White



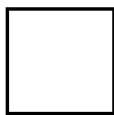
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - Edwardian 61cm basin and standard pedestal



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



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

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Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 7 Antrim St, Bishopdale

4th November 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 7 Antrim St.

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$470 - \$490 unfurnished, for a long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal

Thanks

A handwritten signature in black ink that reads "Sue Banks".

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

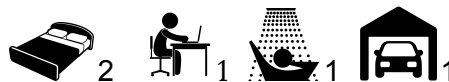
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Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 7 Antrim St.

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Please don't hesitate to make contact if you have any questions about the rent appraisal

Thanks

A handwritten signature in black ink that reads "Sue Banks".

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfeld.co.nz

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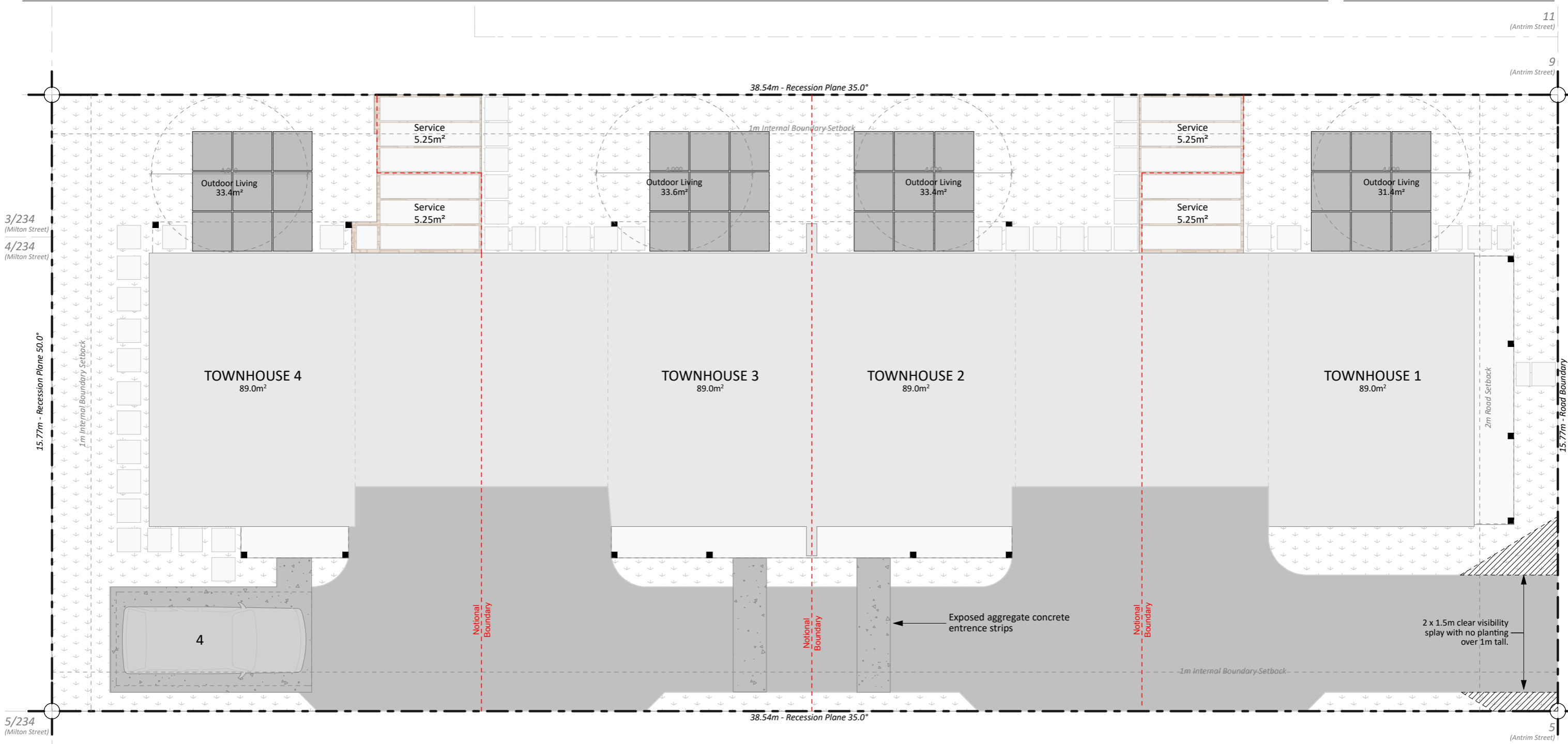
SHEET INDEX

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BROOKSFIELD
— HERITAGE —

A n t r i m S t r e e t T o w n h o u s e s
7 Antrim Street, Sydenham, Christchurch



0. SITE PLAN

SCALE 1:100

PROJECT INFO:

Address: 7 Antrim Street
Sydenham
Christchurch

Legal Description: Lot 9 DP 8764

Title: CB423/282

Site Area: 607m²

Planning Zone: Residential Medium Density Zone

Natural Hazards: Liquefaction Management Area

Wind Zone: Low (BRANZ Map)

Earthquake Zone: 2 (BRANZ Map)

Exposure Zone: C (BRANZ Map)

Sea Spray Zone: No

Climate Zone: 3 (BRANZ Map)

Land Zone: TC2

SITE PLAN LEGEND

- Boundary Line**
- Boundary setback** as per TA District Plan
- Buildings/Proposed Buildings**
- Driveway/Paved Area**
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation/Landscaping**
See Landscape Plan for detail

SITE PLAN GENERAL NOTES

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. sediment on footpaths and roads will be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.

Stockpiles to be covered with impervious sheet.

Excavated topsoil is to be spread around the site and flatted where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.

Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

BROOKSFIELD
HERITAGE

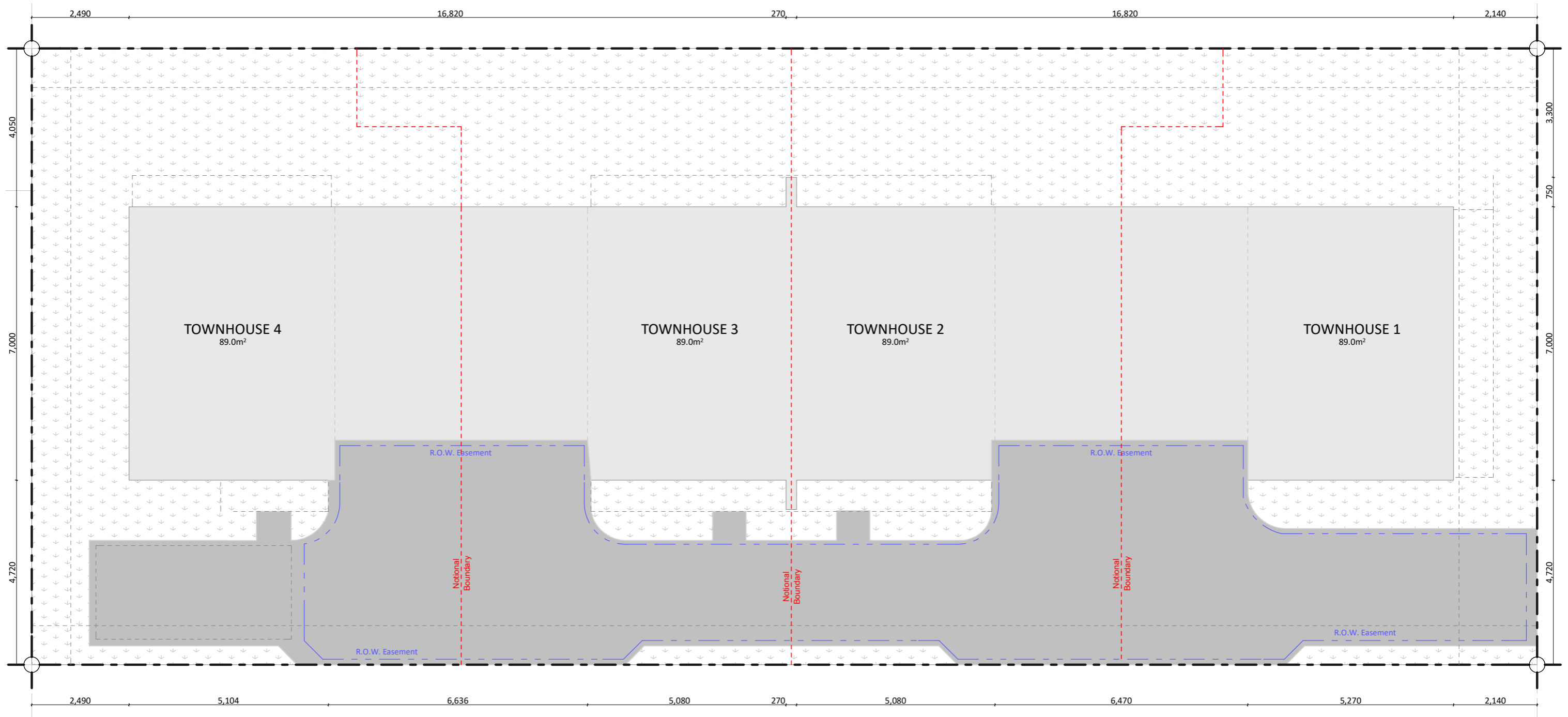
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Antrim Street Townhouses
Scale 1:100 @ A3
Date 02/11/2021

PROJECT ADDRESS
7 Antrim Street
Sydenham
Christchurch


DRAWING NO. REVISION

A001 **A**

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:100

- SITE BOUNDARY PLAN LEGEND**
- - - - - Property/Notional Boundary Line
 - - - - - R.O.W. Easement
 -  Vegetation/Landscaping
- Surveyor to confirm property areas and boundary lines at time of subdivision consent**

BROOKSFIELD
HERITAGE

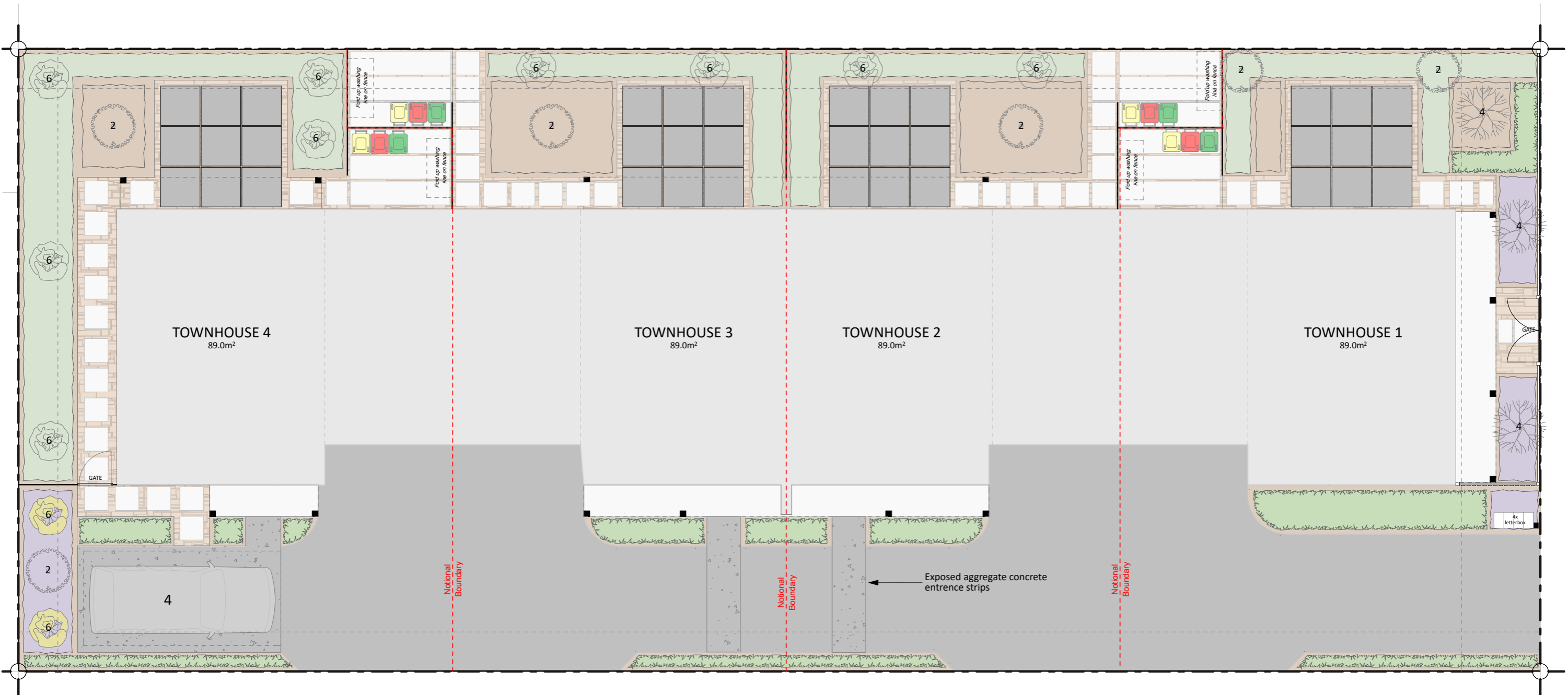
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DRAWING NO. REVISION

A002 **A**

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN

SCALE 1:100

LANDSCAPE LEGEND

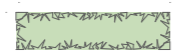
-  **Grass / lawn Area**
-  **Planting Area**
- refer to Landscape Plan for detail
-  **Lime Area**
- lime chip finished
-  **Paver**
- 600x600 concrete pavers
-  **Patio**
- formed with 100mm concrete slab

Notes:
 - All Trees to be 1.5m (min) height at time of planting
 - Planting beds to be medium bark chip finished
 - Landscaping areas to be 50% trees, 50% shrubs

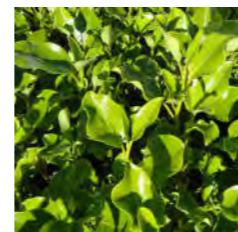
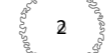
PLANT LEGEND



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"*Prunus lusitanica*"



TYPE 2 - JAPANESE MAPLE
"*Acer palmatum*"



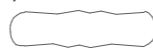
TYPE 3 - GRISELINIA LITTORALIS HEDGE
"*Broadway Mint*"



TYPE 4 - CHERRY TREE
"*Prunus 'Accolade'*"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"*Sophora microphylla*"



TYPE 7 - THUJA
"*Thuja occidentalis*"



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HERITAGE

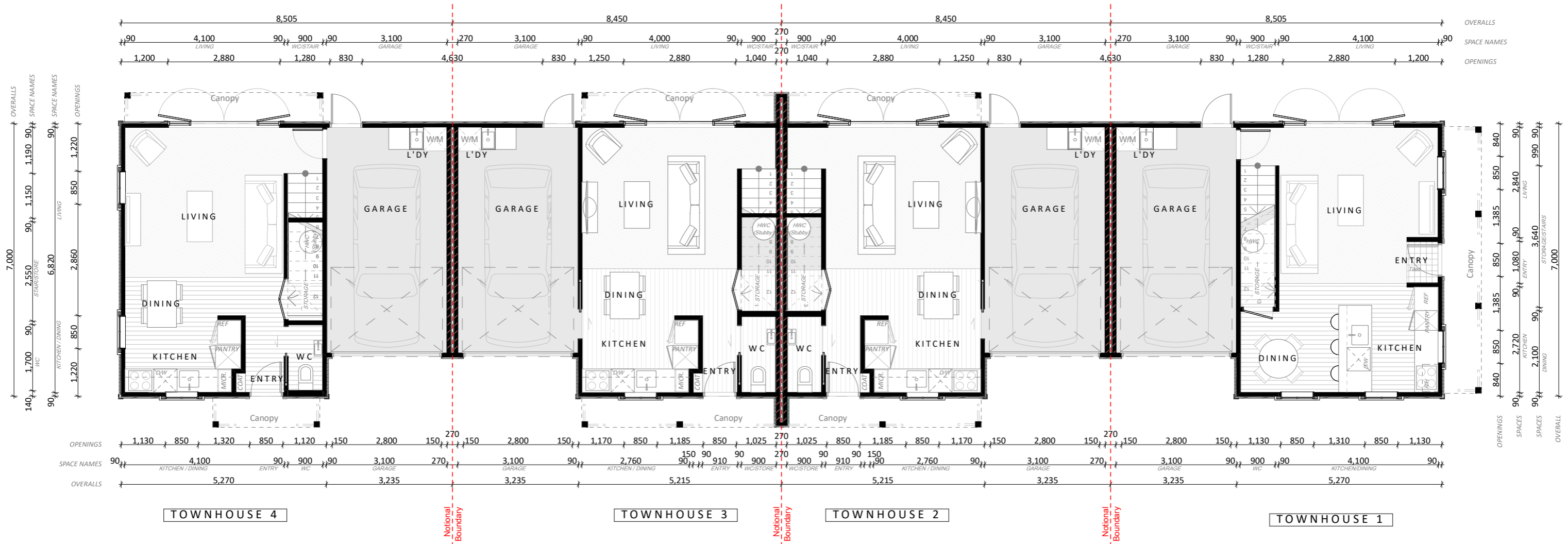
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




A003 **A**

DRAWING NO.
LANDSCAPE PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 
 150mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 
 200mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 
 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- 
 140mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- 
 Resene Constructions Systems INTA120b
 Intertency System installed to
 manufacturers specifications

BROOKSFIELD
HERITAGE

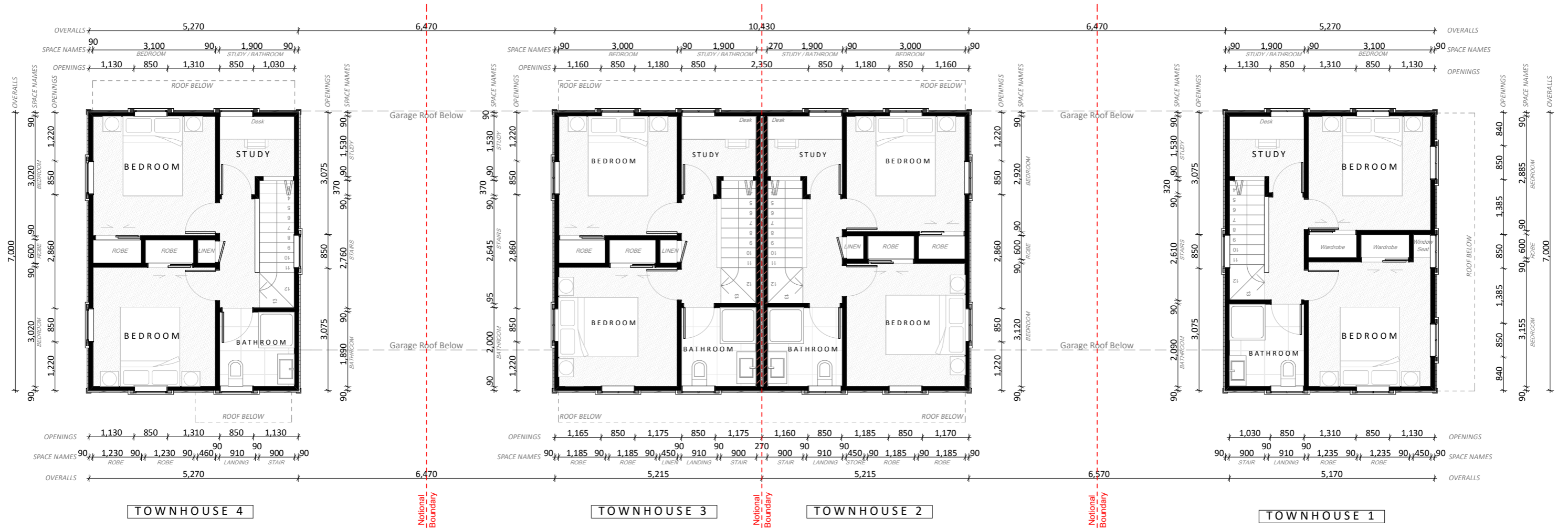
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




A100 **A**

DRAWING NO.
GROUND FLOOR PLAN



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 
 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 
 140mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
- 
 90mm Timber Framed wall (internal wall)
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BROOKSFIELD
HERITAGE

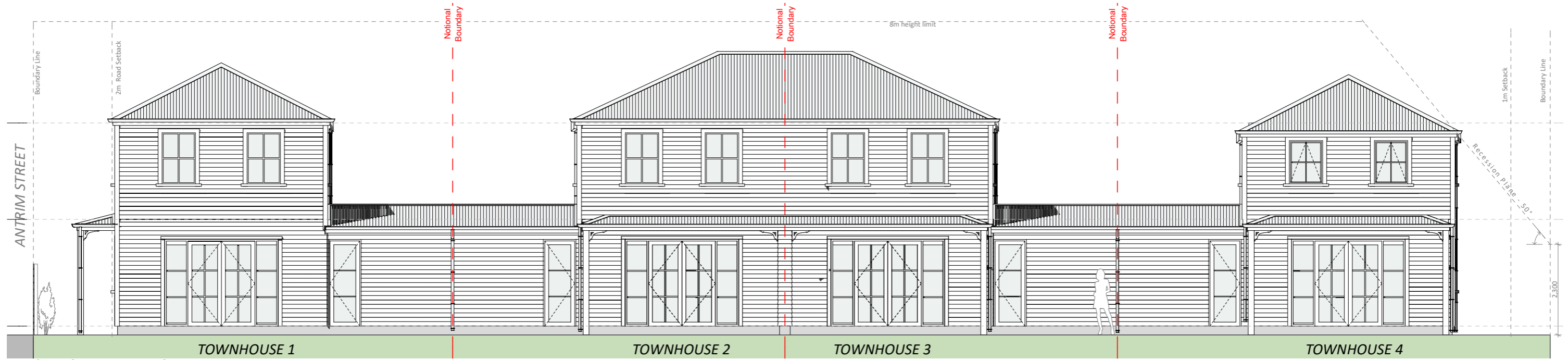
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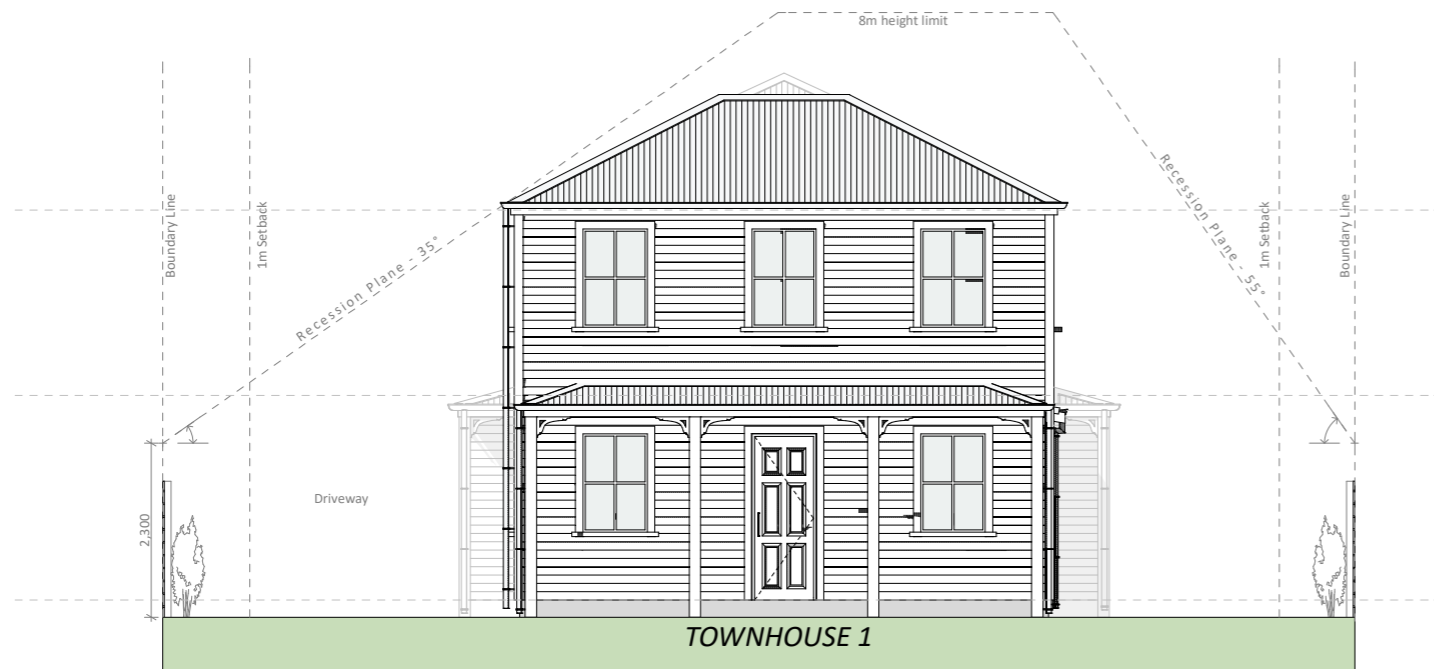
DRAWING NO. REVISION

A101 A

DRAWING NO.
FIRST FLOOR PLAN



E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100

LEGEND

Roof

- Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertex roof underlay
- Colour to be Coloursteel white
- Confirm with Brookfield Living before ordering.

Horizontal Weatherboard

- Southern Pine Bevelback Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
- Colour to be Resene Black White
- Confirm with Brookfield Living before ordering.

BROOKSFIELD
HERITAGE

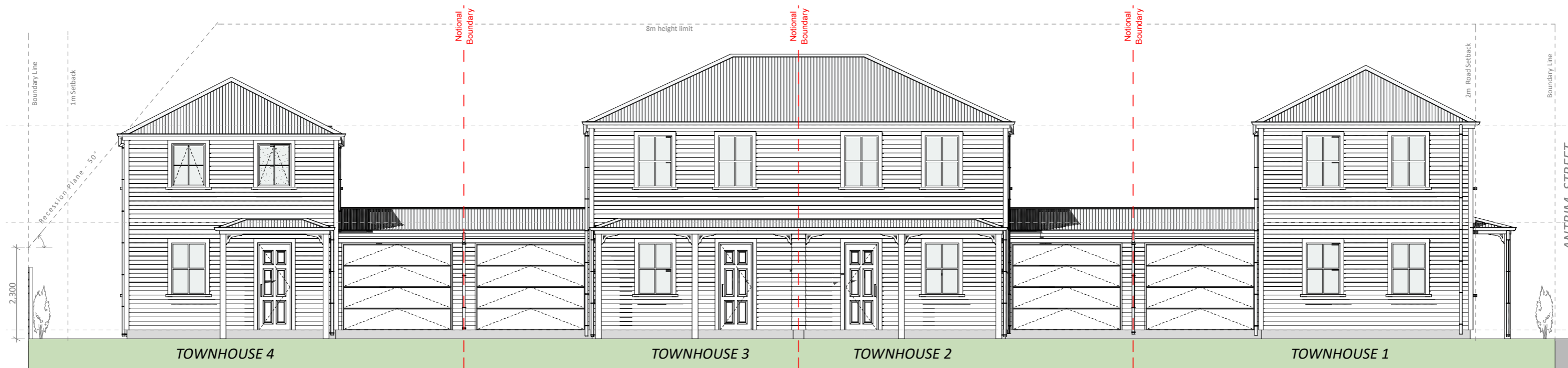
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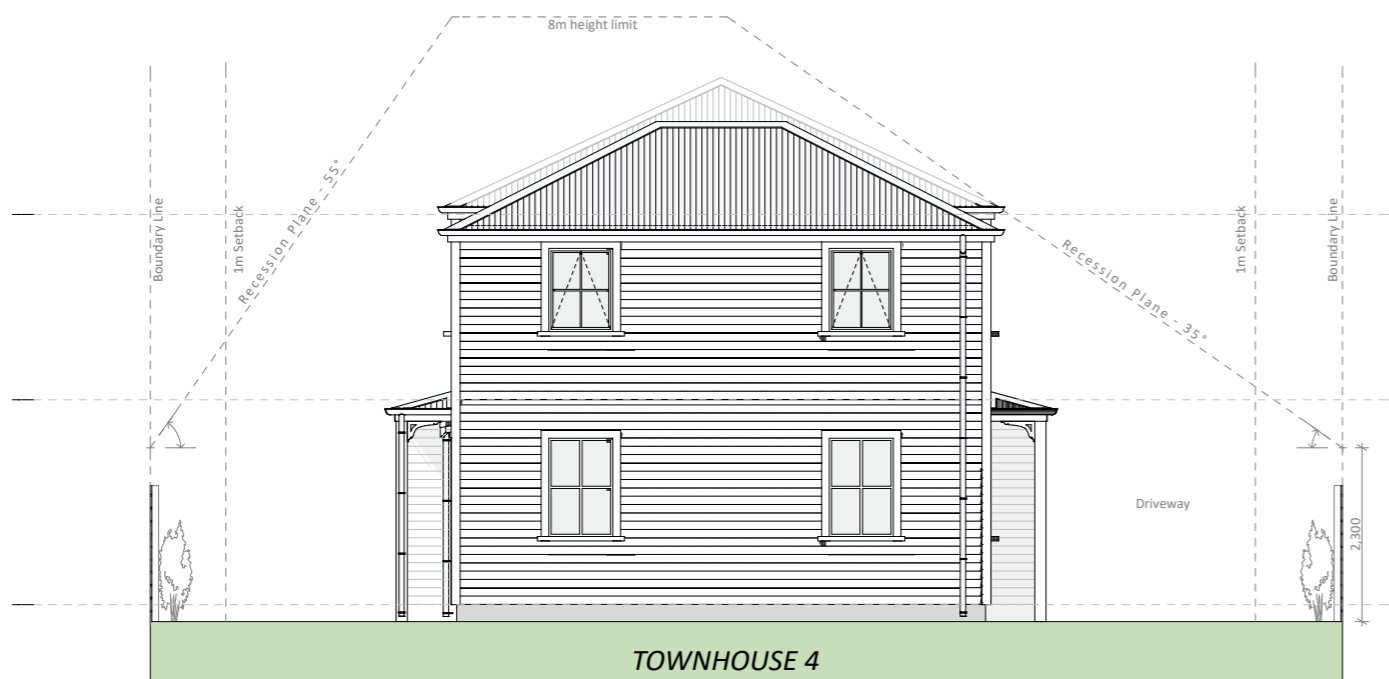
DRAWING NO. REVISION

A200 A

DRAWING NO.
SITE ELEVATIONS



E03 SOUTH ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100

LEGEND

Roof

- Diamond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertex roof underlay
- Colour to be Coloursteel white
- Confirm with Brookfield Living before ordering.

Horizontal Weatherboard

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BROOKSFIELD
HERITAGE

PROJECT NAME
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PROJECT ADDRESS
7 Antrim Street
Sydenham
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1	Single Garage	89m2	\$749,000.00
House 2	2 + Study	1.5	Single Garage	89m2	\$739,000.00
House 3	2 + Study	1.5	Single Garage	89m2	\$739,000.00
House 4	2 + Study	1.5	Single Garage	89m2	\$749,000.00

Expected Start

April 2022

Expected Completion

September 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



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