

7 Boon Street, Sydenham, Christchurch

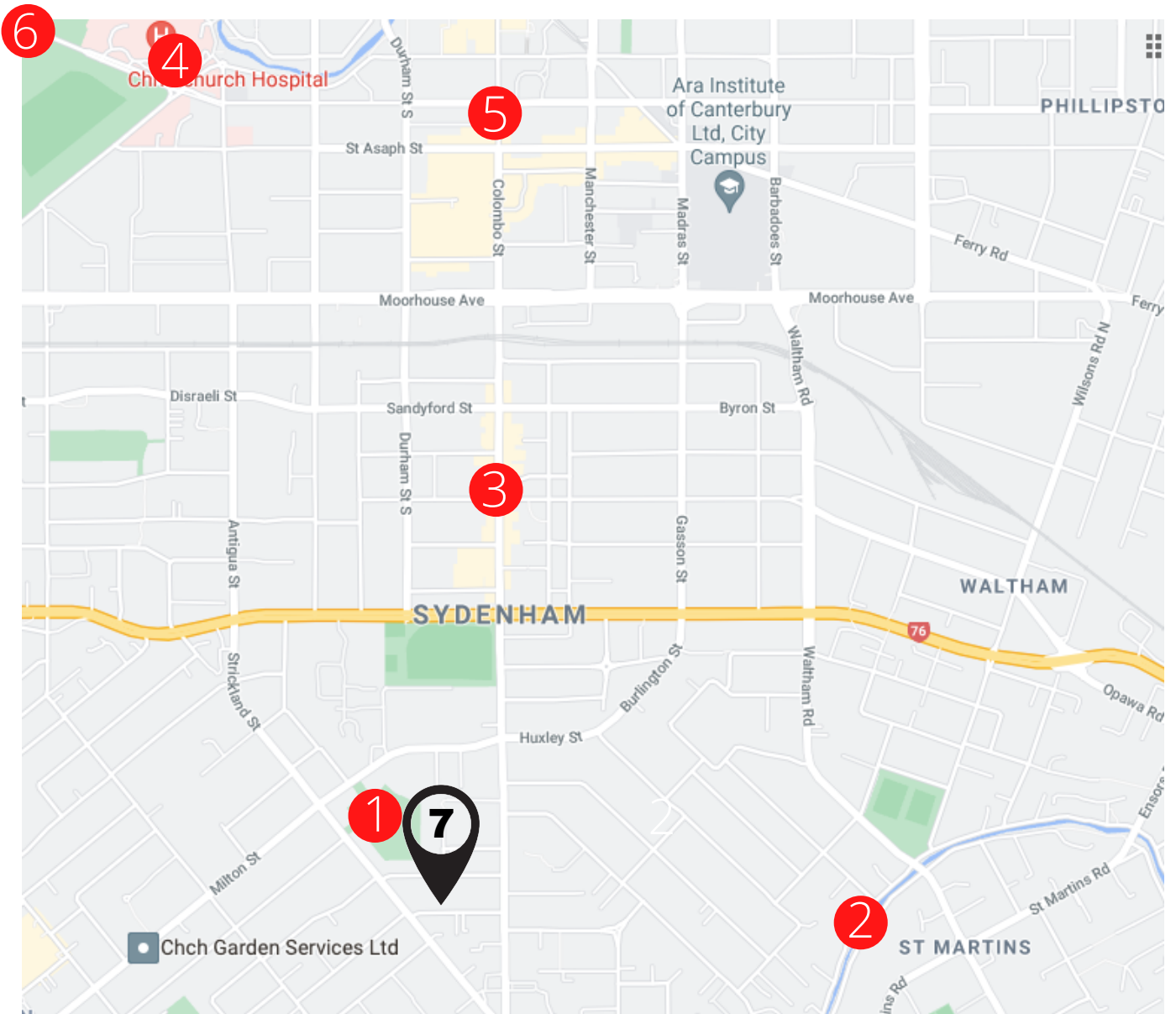
Brooksfield Modern



BROOKSFIELD
— TOWNHOUSES —

Location

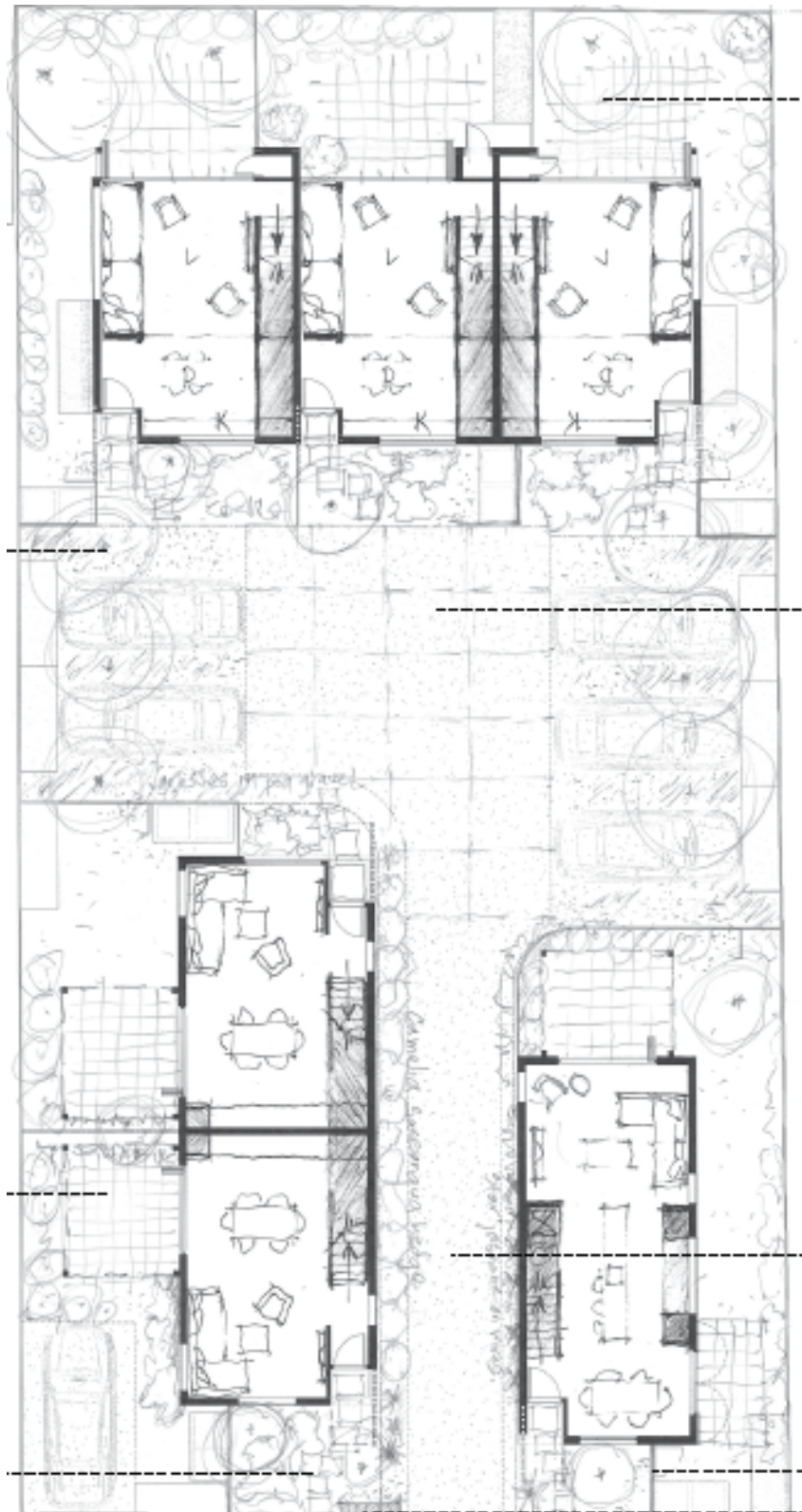
These 6 Brookfield Modern homes are located in Boon Street, Somerfield. Situated only a short and easy distance to Christchurch Hospital and the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.



- 1 Bradford Park (100 m)
- 2 Heathcote River (900 m)
- 3 The Colombo (1 km)
- 4 Christchurch Hospital (2.7 km)
- 5 City Centre (2.5 km)
- 6 International Airport (12 km)

Layout

7 Boon Street is made up of 6 homes with a central carpark all with north or west outdoor living areas. The landscaping includes paved and planted outdoor living with open pergolas with deciduous planting.



Design And Interior

Brooksfield are famous for building the most iconic townhouses in Christchurch and 7 Boon Street is no exception. Townhouse 1 is a standalone home with large open plan living/dining/kitchen downstairs, featuring an island bench. Upstairs are two large bedrooms and a study and a bathroom.

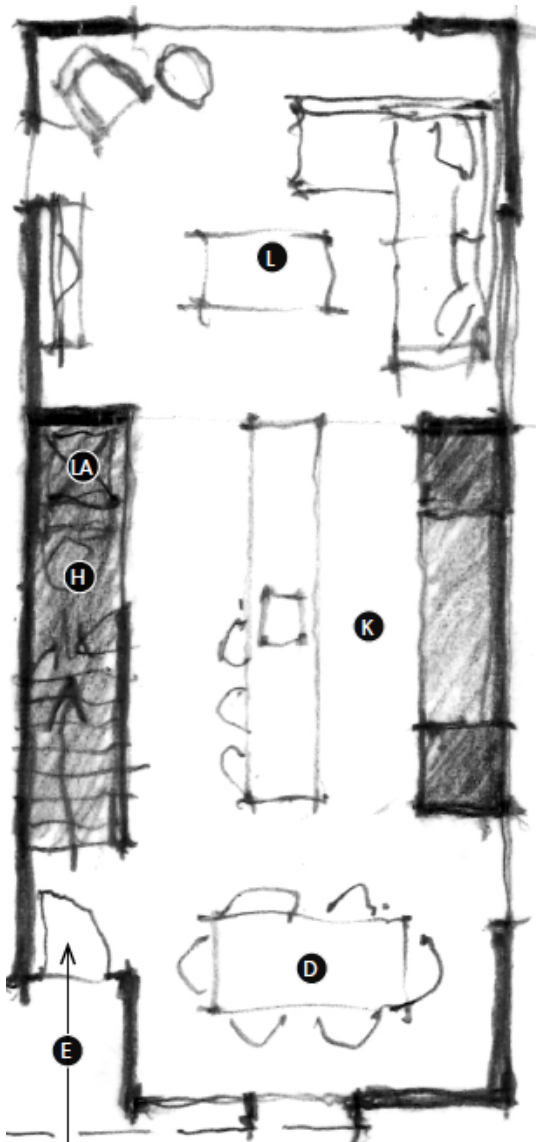


Floor Area m2

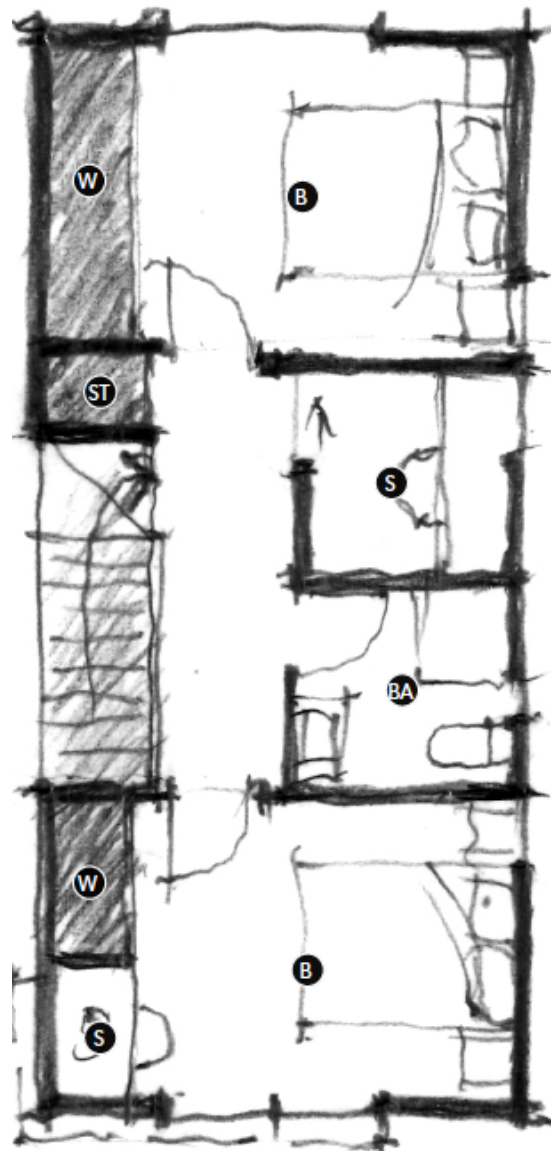
90

House 1

Ground Floor



First Floor



Design And Interior

These three storey, three bedroom homes are laid out with the Kitchen/living/dining on the ground floor, two bedrooms and a bathroom on the first floor and on the third floor is the master bedroom with ensuite and a large wardrobe, with a study at the top of the stairs.

3 

2 

1 

Floor Area m²

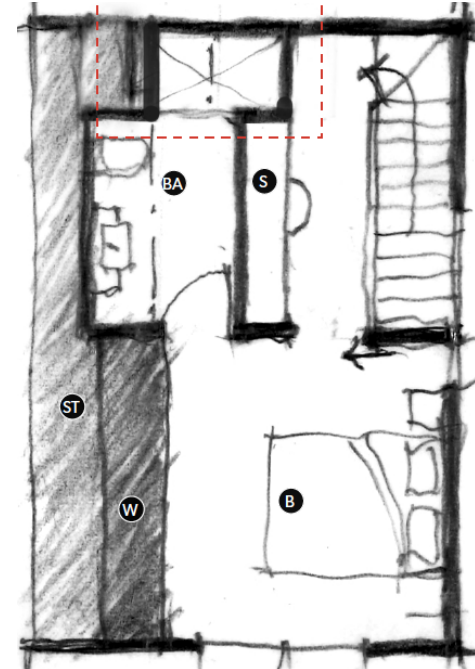
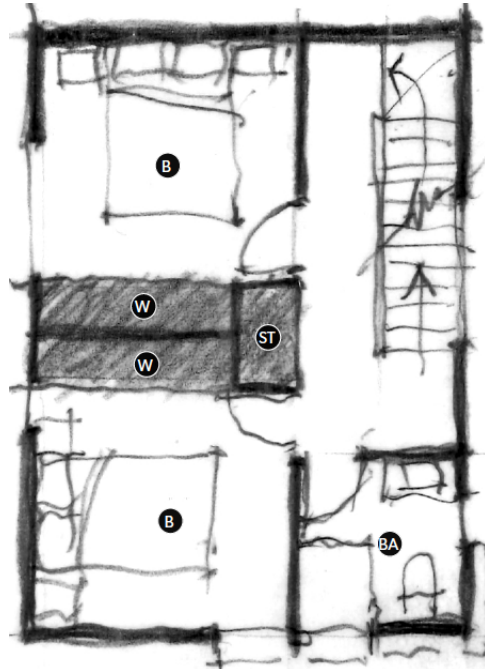
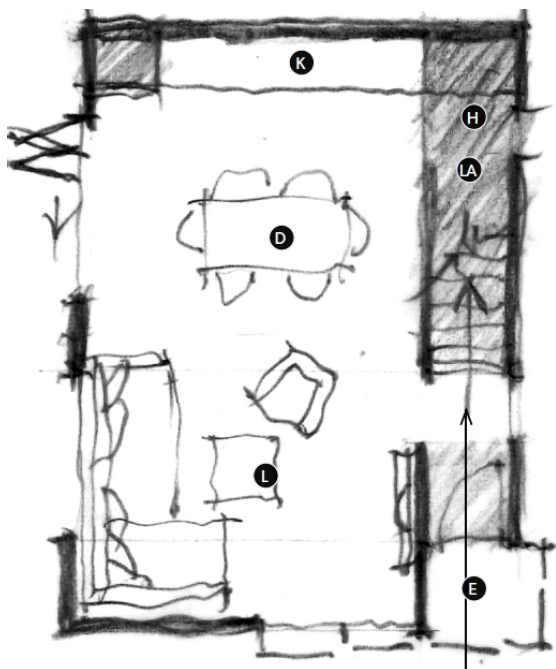
108

Houses 2 & 3

Ground Floor

First Floor

Second Floor



Design And Interior

These homes have been laid out with an open plan living, dining and kitchen, with large storage cupboard downstairs. Upstairs we have two large bedrooms, a bathroom and a study with large linen cupboard.

2 

1 

1 

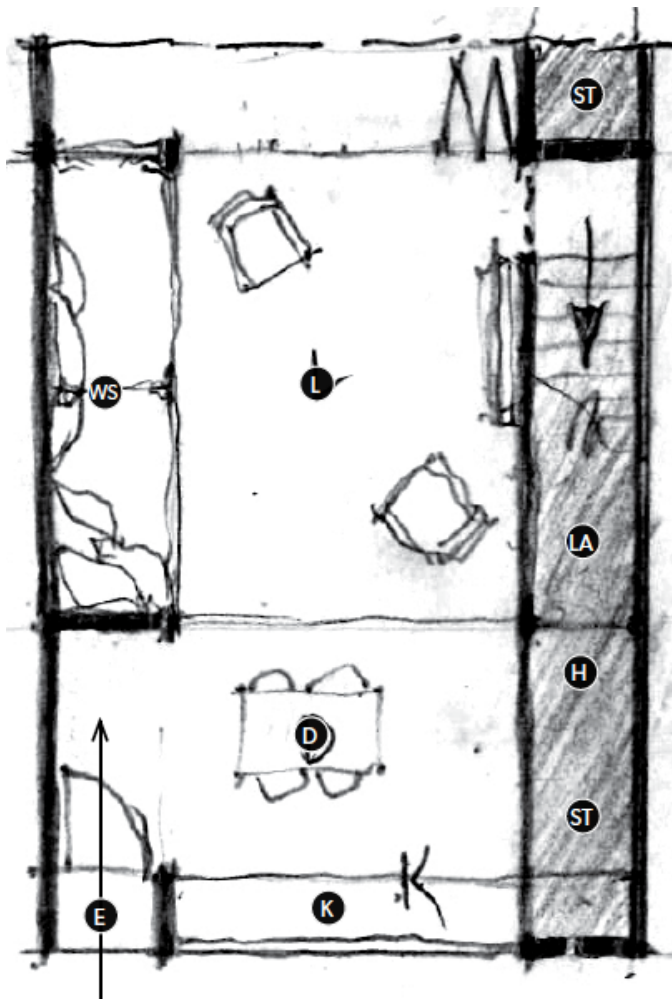
1 

Floor Area m2

75

Houses 4 - 6

Ground Floor

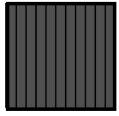


First Floor



Modern Colours & Specifications

Exterior



Cladding - Eurotray



Doorhandle - Schlage S-6000 keyless entry



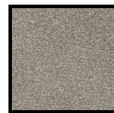
Roof - Longrun roofing



Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% Wool



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



Kitchen Floor - Forest Cedar tile planks



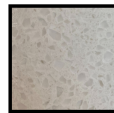
Bathroom Wall Tile - Metro Ashgrey Gloss



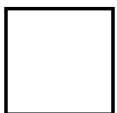
Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Metro Ashgrey Matt



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brusked Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom



Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Modern up/down



Bathroom heater - Serene
2068 heater

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

3.3kw Solar Power System

An expandable 3.3kw Solar power system including 9 x 370watt all black Jinko solar panels, A Sungrow 5kw inverter allowing for additional panels to be added later, quality mounting components finished in black and a solar diverter for your hot water cylinder to get the most out of your system.

Complete with Wi-Fi monitoring and an easy to use app



Sungrow SG5K-D Premium

5kw grid-tied Inverter

Smart meter + wifi monitoring included via app.

10 Year Warranty



Jinko 370w PERC MONO Solar Panels

Black Frame, High efficiency 66 cell solar panels.

12 Year Product Warranty

25 Year Linear Power Warranty



Green Catch Solar Diverter

Diverts excess solar energy to your hot water cylinder as a preference to exporting to the grid, effectively using your cylinder as a battery



Clenergy Mounting System

Anodized black

The interfaces, rails and clamps use high quality, robust and corrosion resistant materials including structural grade aluminium alloy (AL6005-T5) and stainless steel (SUS304)



your rental assessment

7 Boon Street, Sydenham - 2 bed + study Standalone

10 May 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **7 Boon Street, Sydenham**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$480 - \$500** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



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BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

7 Boon Street, Sydenham

2  1  10 May 2021

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Based on this criteria, I believe that fair market rent would be between **\$470 - \$490** on the basis the property is rented unfurnished and for a long term tenancy.

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After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

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BOON STREET

CONCEPT PACKAGE



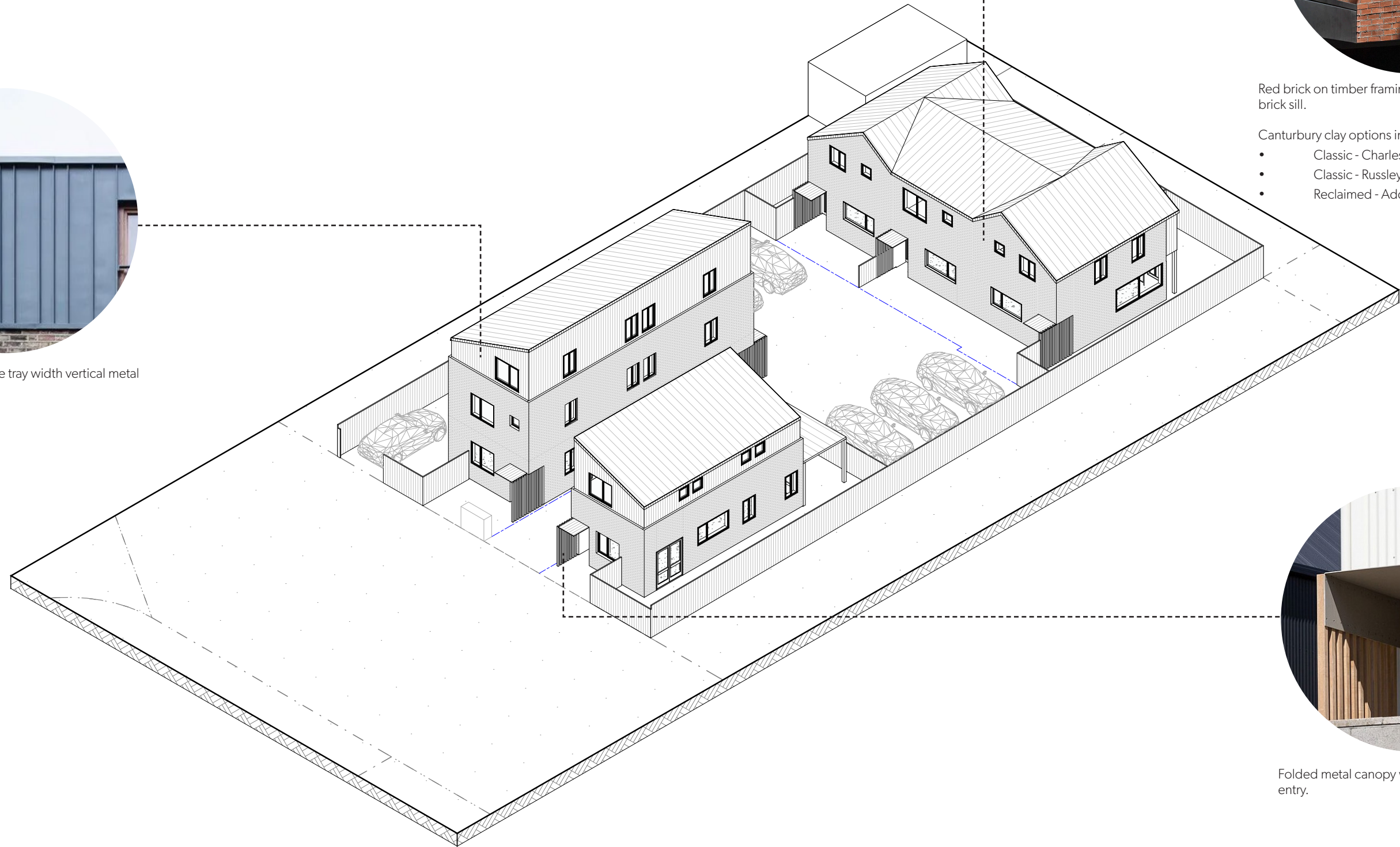
Red brick on timber framing. Mid-grey tone mortar. Red brick sill.

Canturbury clay options in that realm of consideration:

- Classic - Charleston Rustic
- Classic - Russley
- Reclaimed - Addington



Dark Coloured, variable tray width vertical metal cladding.



Folded metal canopy with cedar support to entry.

SOUTH EASTERN ISOMETRIC



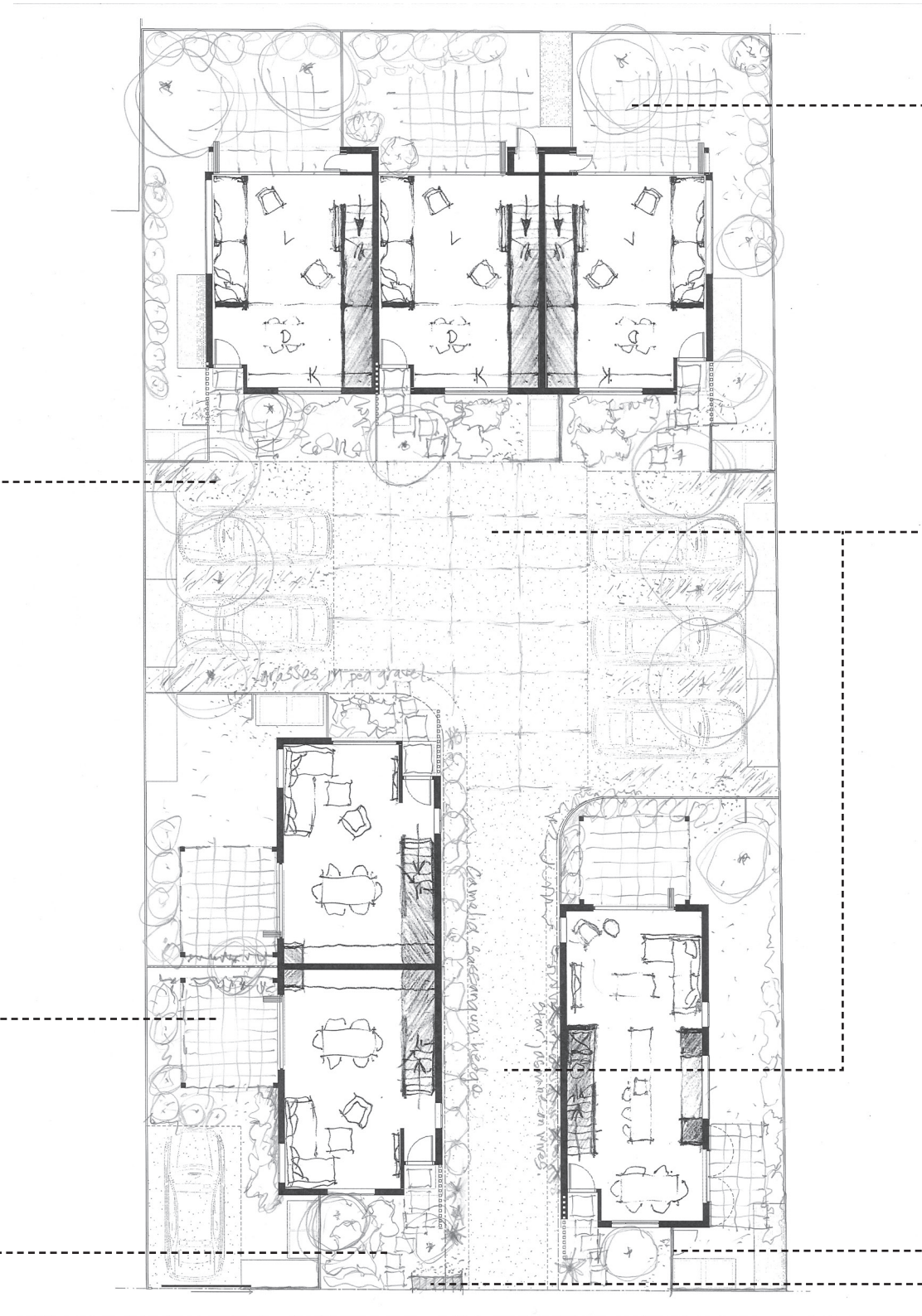
Gravel or Gobi-block permeable paving and planting to carparking areas



Open Pergolas, with deciduous planting.



Concrete 'stepping stone' pavers to unit entrances.



Paved and planted living court

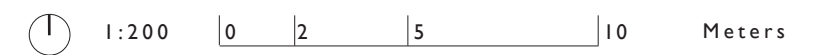


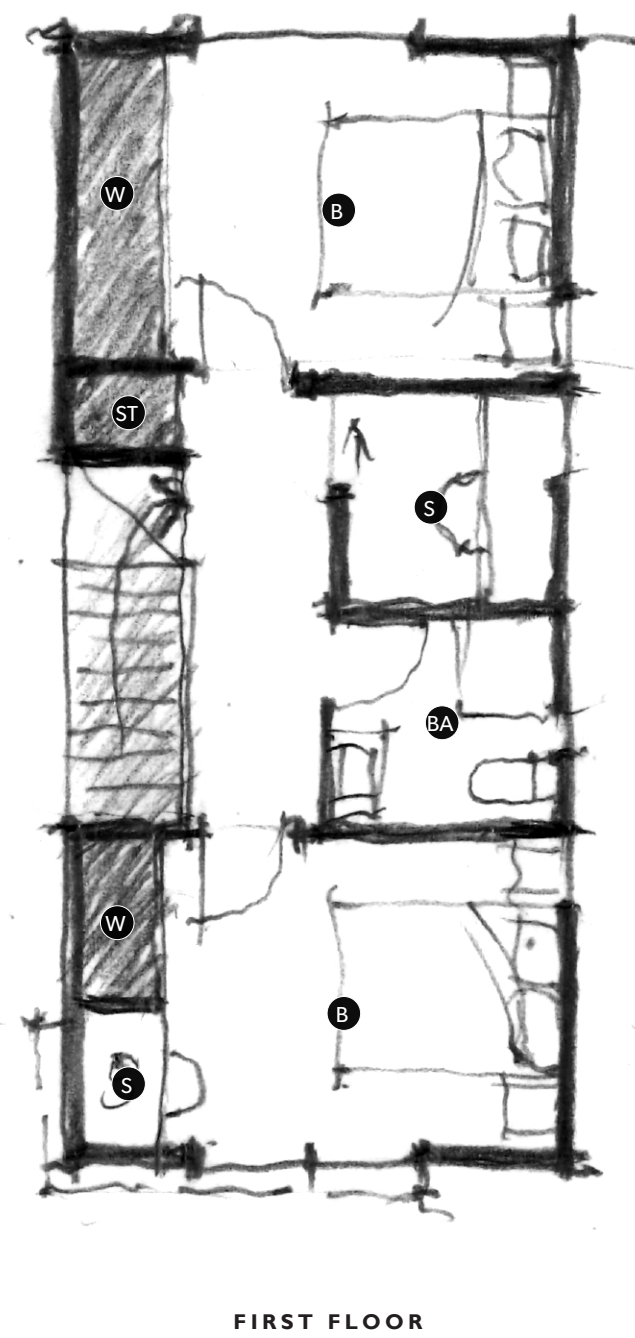
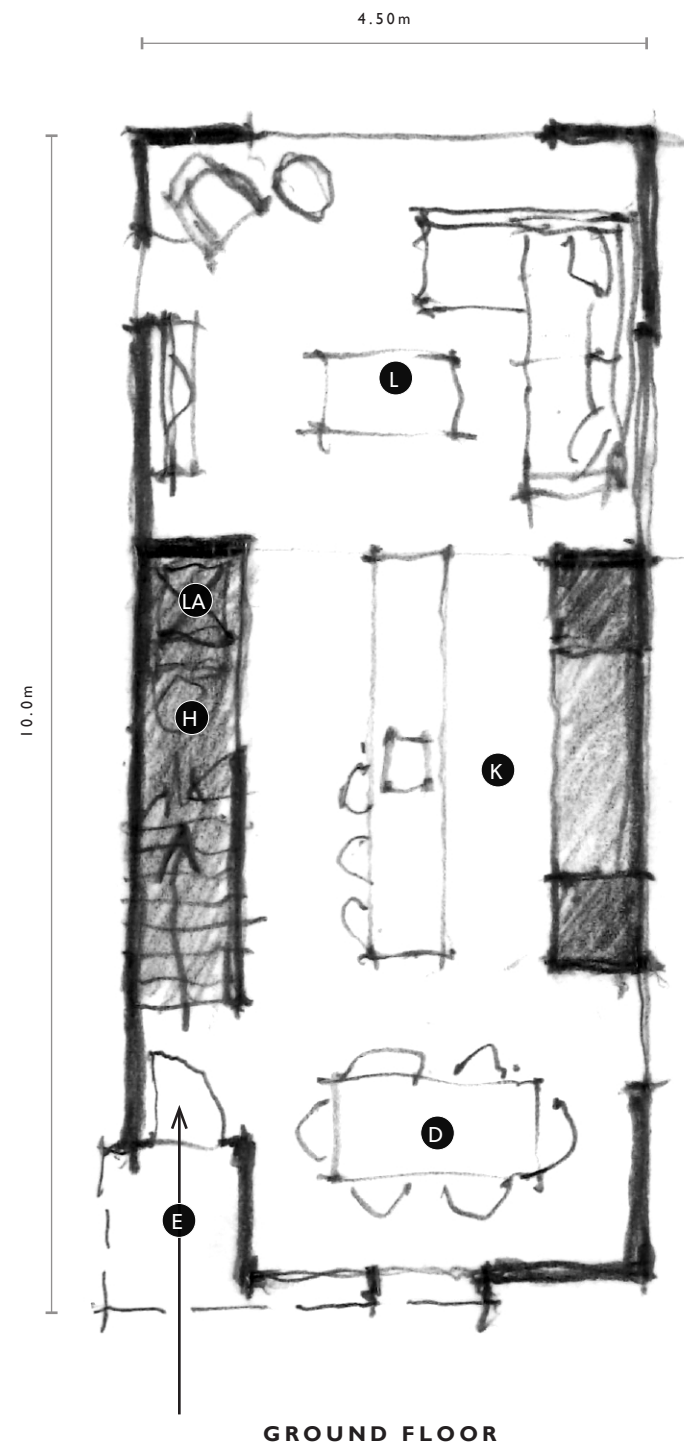
Paved and planted entry and 'courtyard' maneuvering area. Driveway offset to allow more planting on one side. Creepers to wall of Unit 1.



Solid fencing elements to entry. Planted for privacy. Communal 'letter box' in front of Unit 2.

LANDSCAPE PLAN



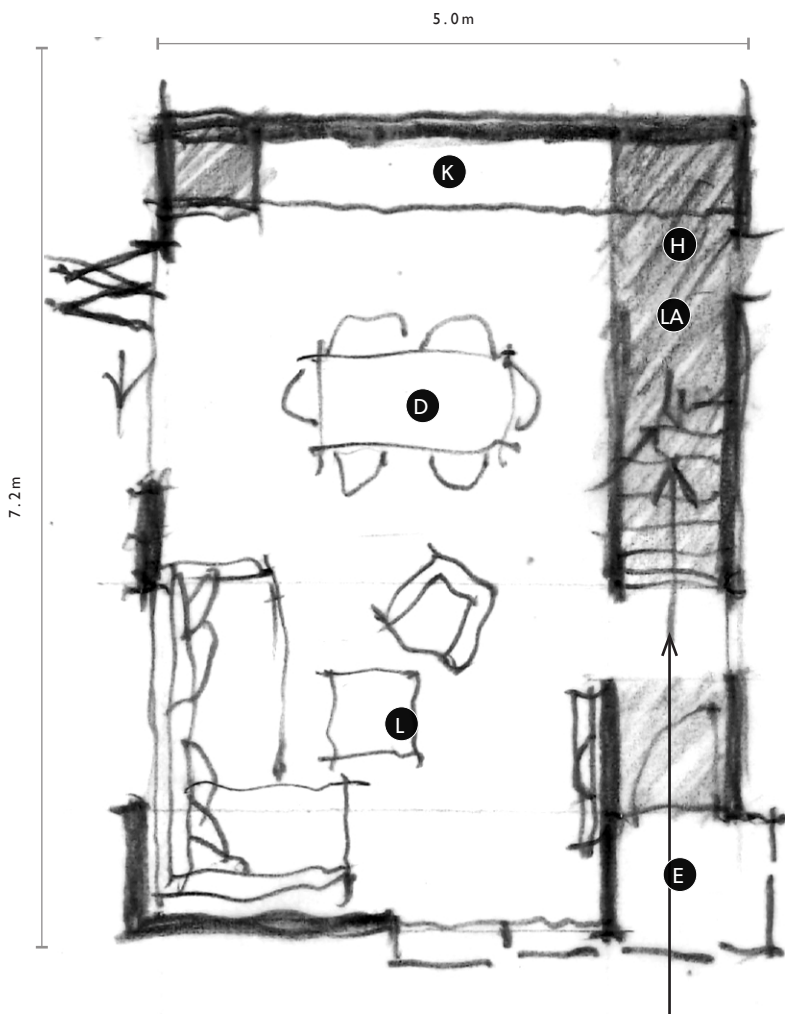


TYPE 3
4.5m x 10.0m
2 Bed
2 Levels
90sqm

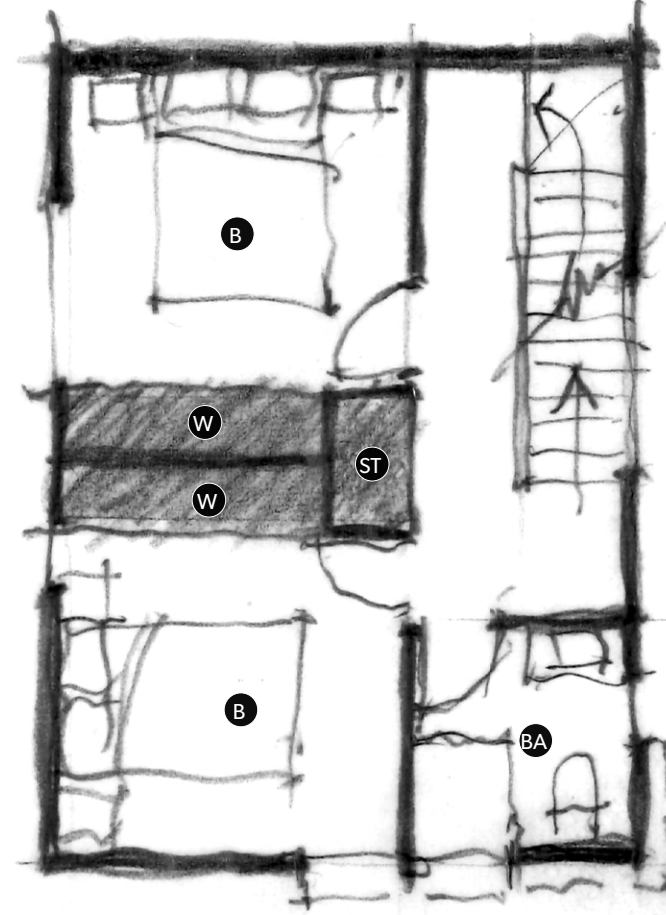
- KEY:
- E** Covered entry
 - L** Living
 - D** Dining
 - K** Kitchen
 - BR** Bedroom
 - S** Study
 - BA** Bathroom
 - W** Wardrobe
 - ST** Storage
 - LA** Laundry
 - H** Hot Water Cylinder

NOTE: Refer to overall plans and elevations for correct window placement.

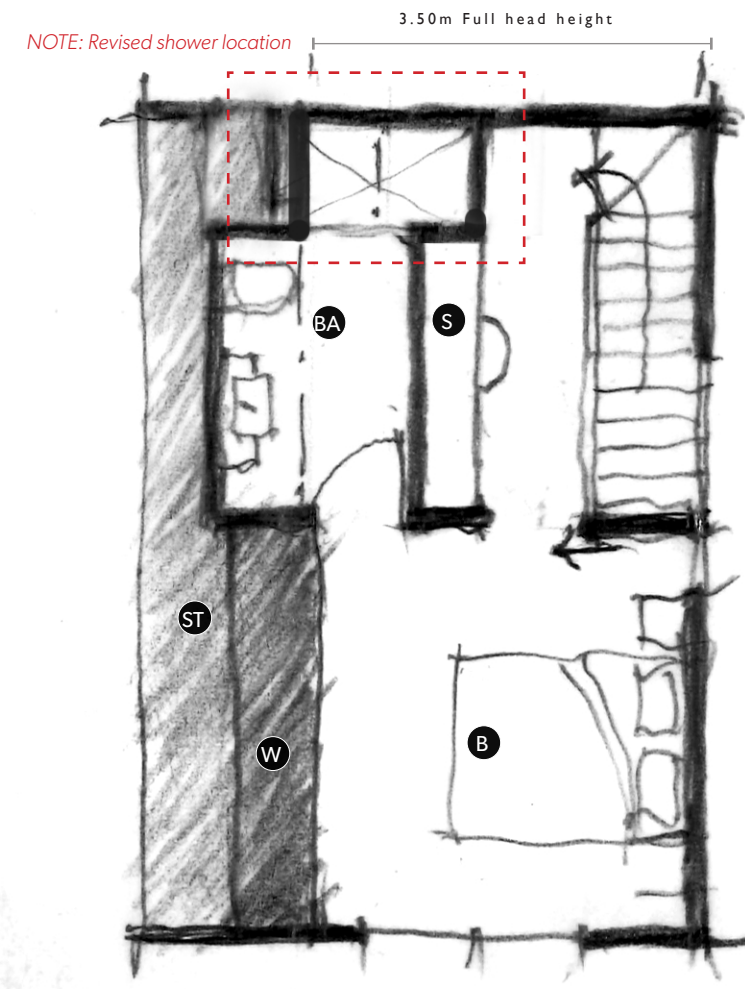
NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

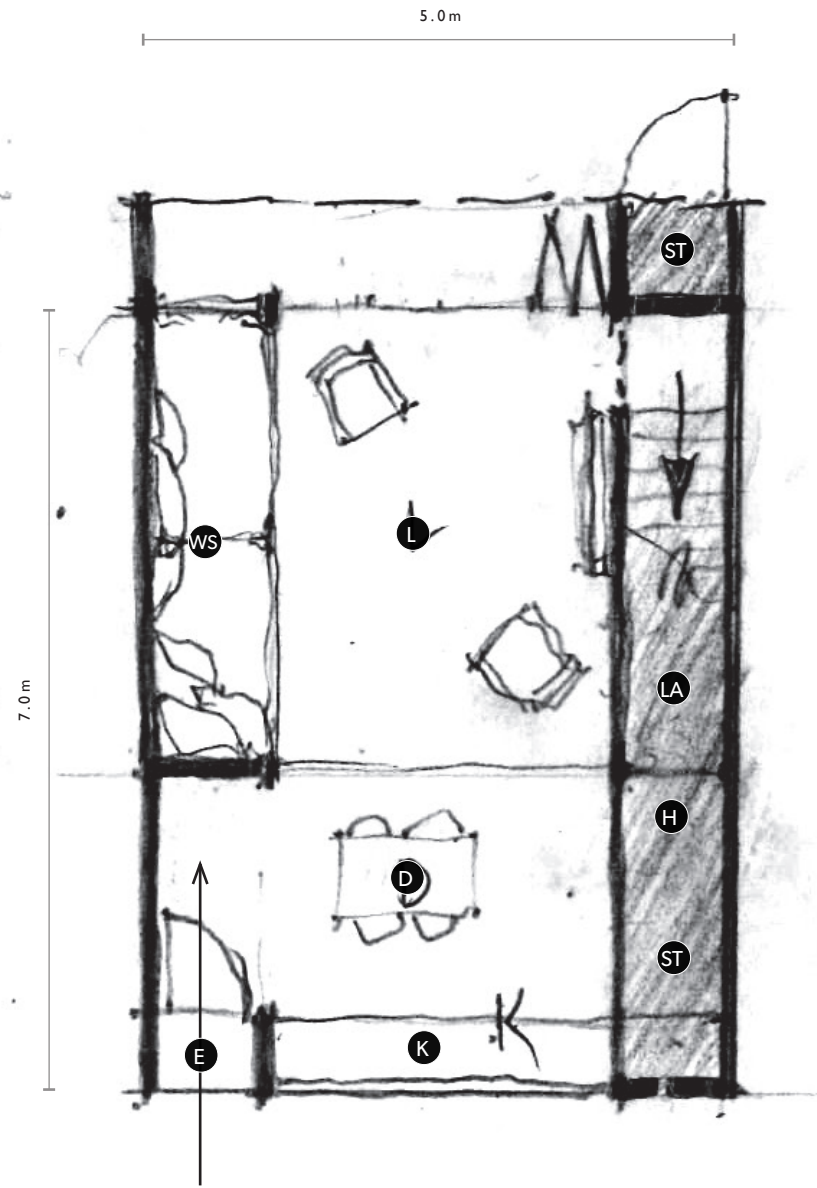
TYPE 2
 5.0m x 7.2m
 3 Bed
 3 Levels
 108sqm

KEY:

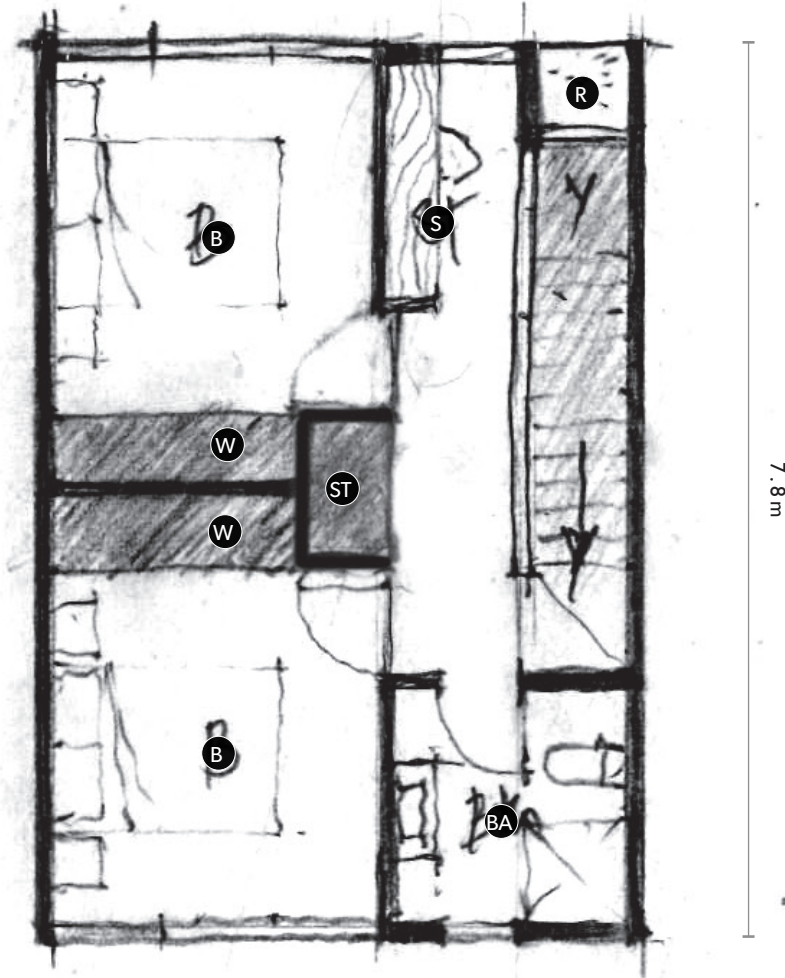
- ⊙ E Covered entry
- ⊙ L Living
- ⊙ D Dining
- ⊙ K Kitchen
- ⊙ B Bedroom
- ⊙ S Study
- ⊙ BA Bathroom
- ⊙ W Wardrobe
- ⊙ ST Storage
- ⊙ LA Laundry
- ⊙ H Hot Water Cylinder

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NOT TO SCALE



GROUND FLOOR



FIRST FLOOR

TYPE I

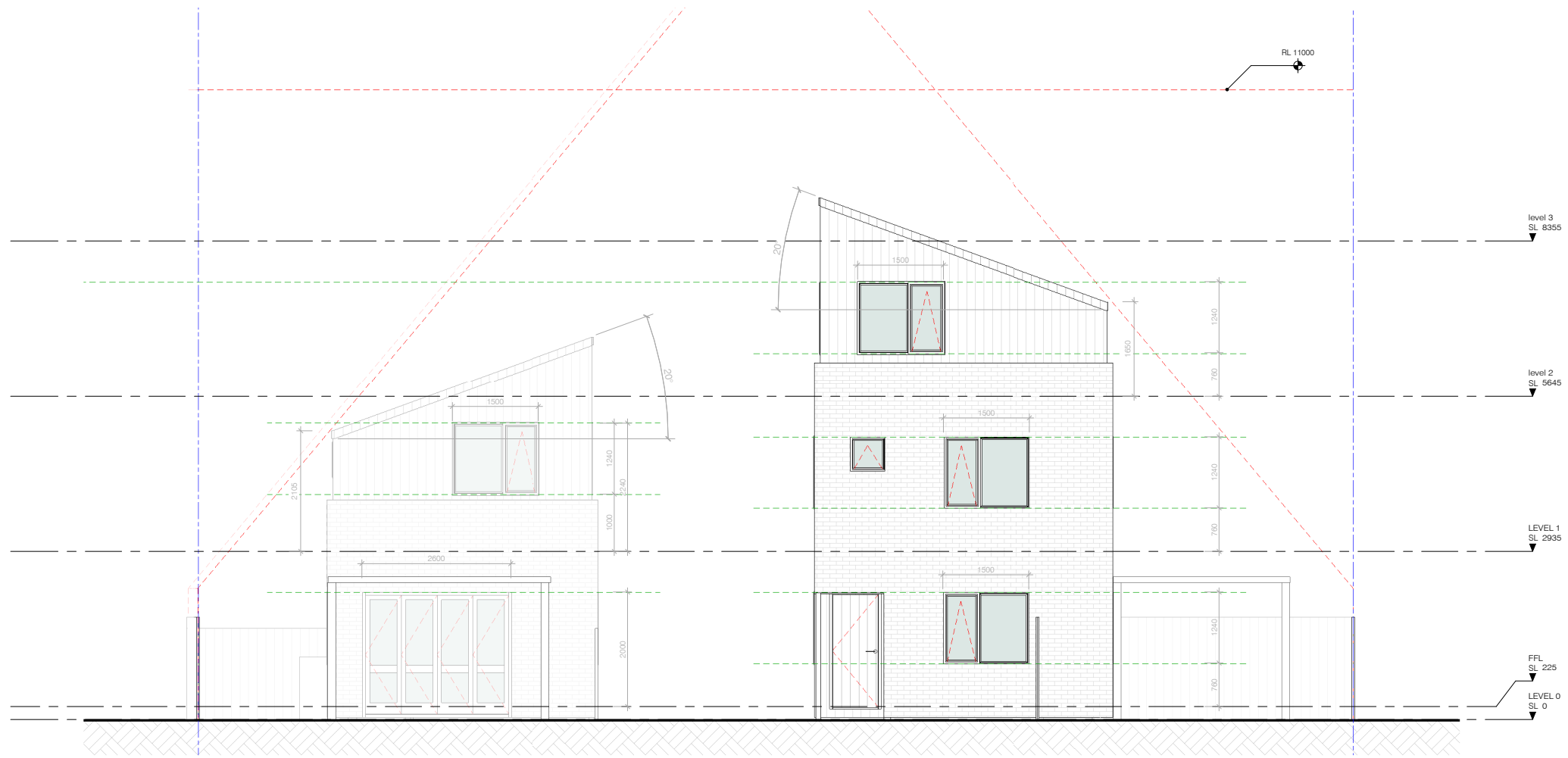
5.0m x 7.8m
2 Bed
2 Levels
75sqm

KEY:

- E Covered entry
- L Living
- WS Optional window seat
- D Dining
- K Kitchen
- B Bedroom
- S Study
- BA Bathroom
- W Wardrobe
- ST Storage
- LA Laundry
- H Hot water cylinder
- R Revised

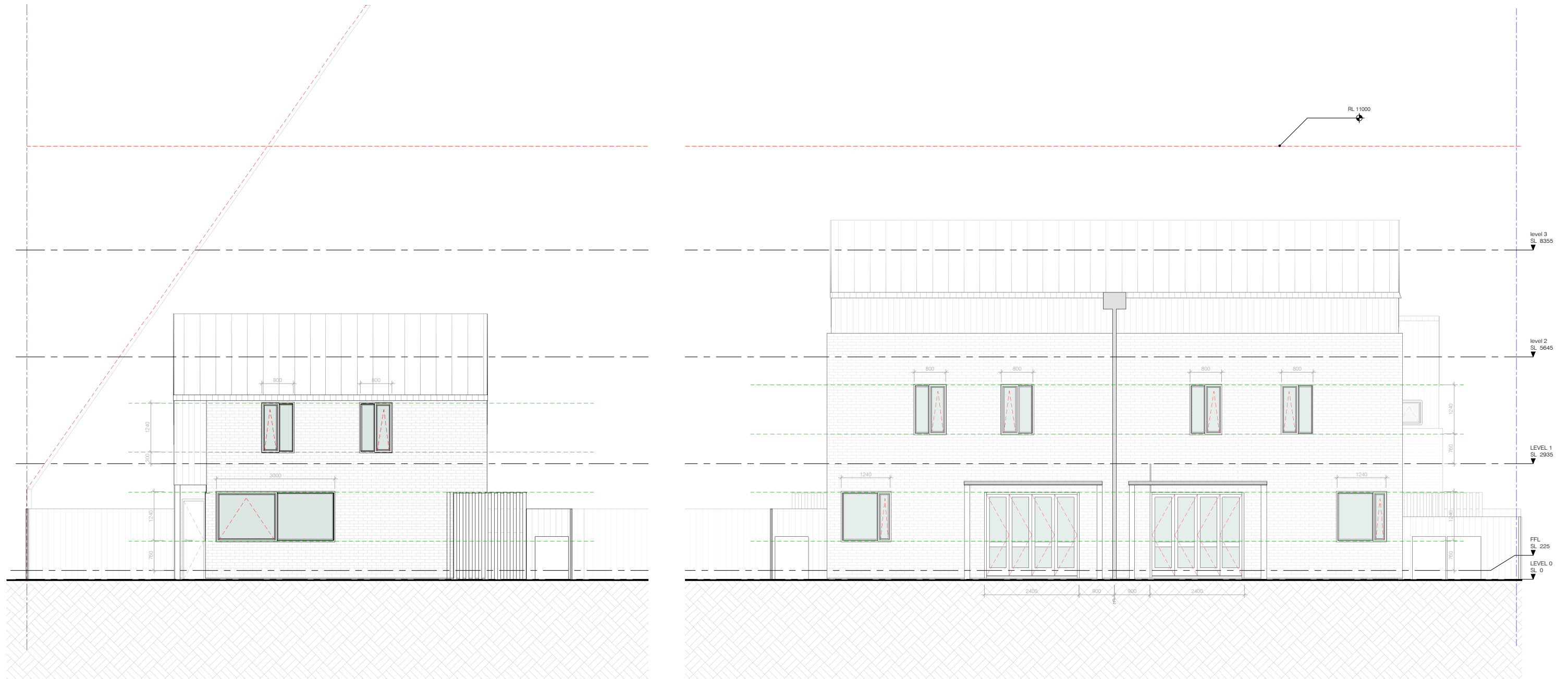
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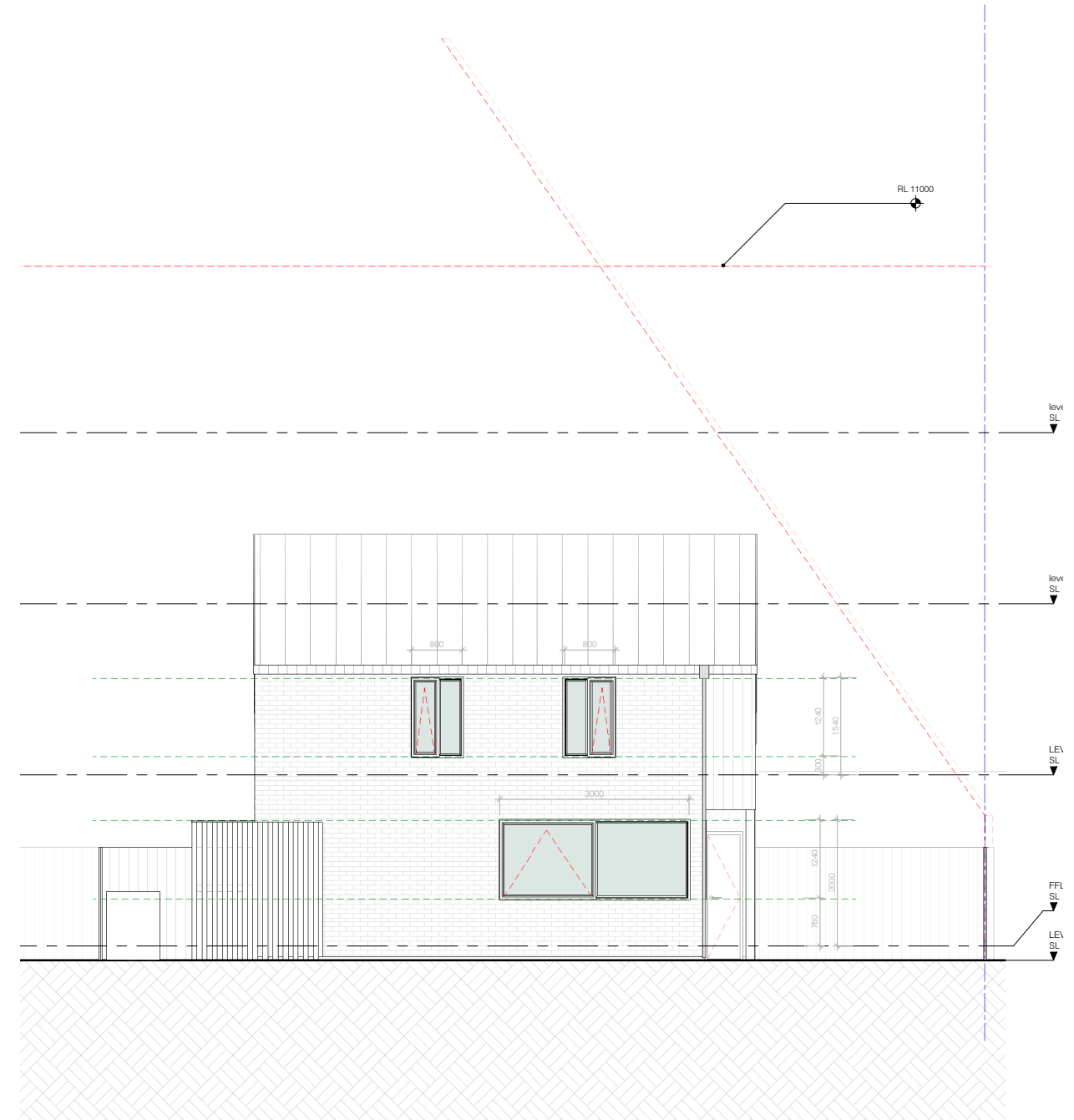
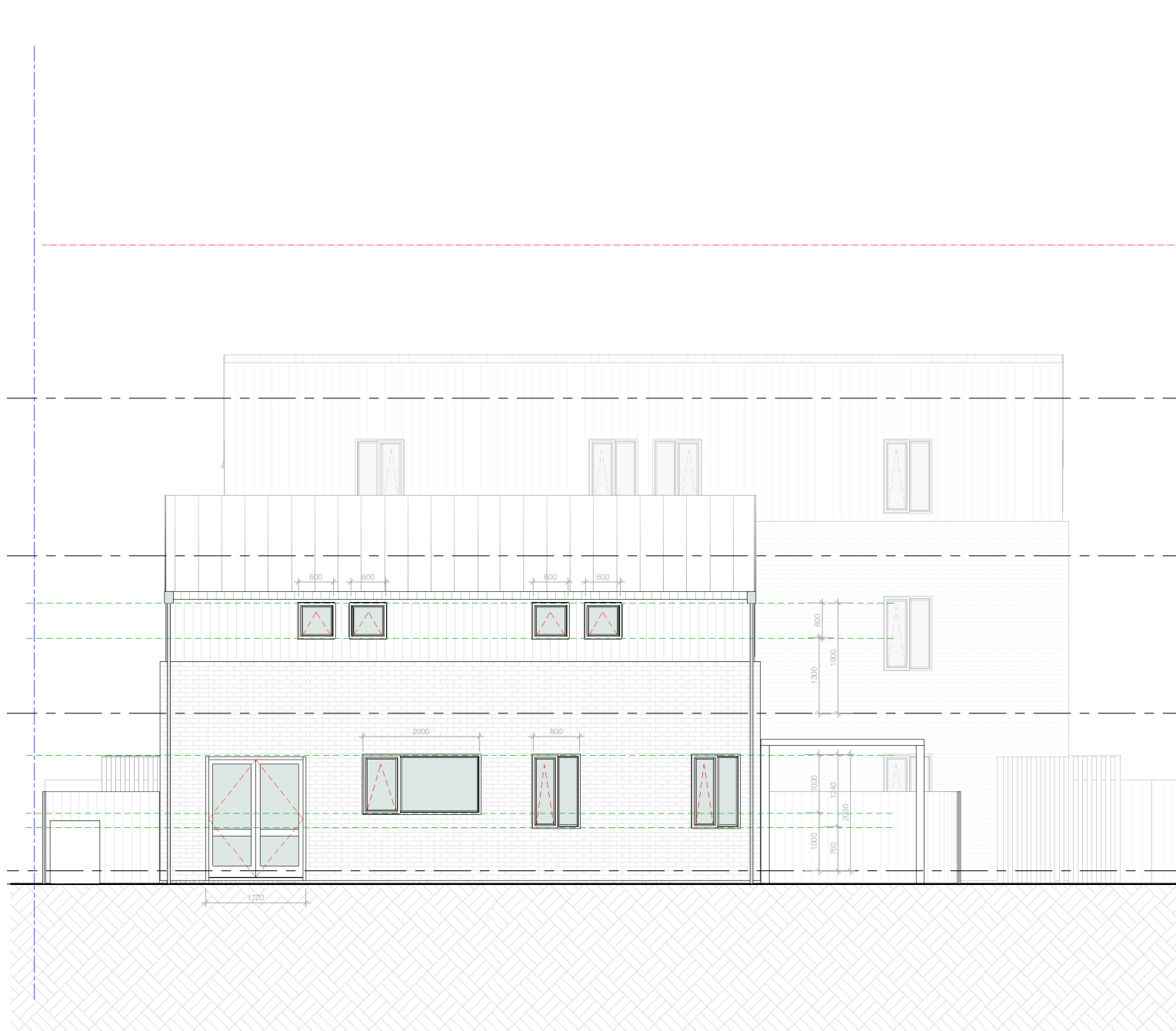
UNITS 1&2 - NORTHERN ELEVATION

1:100 | 0 | 1 | 2 | 5 Meters



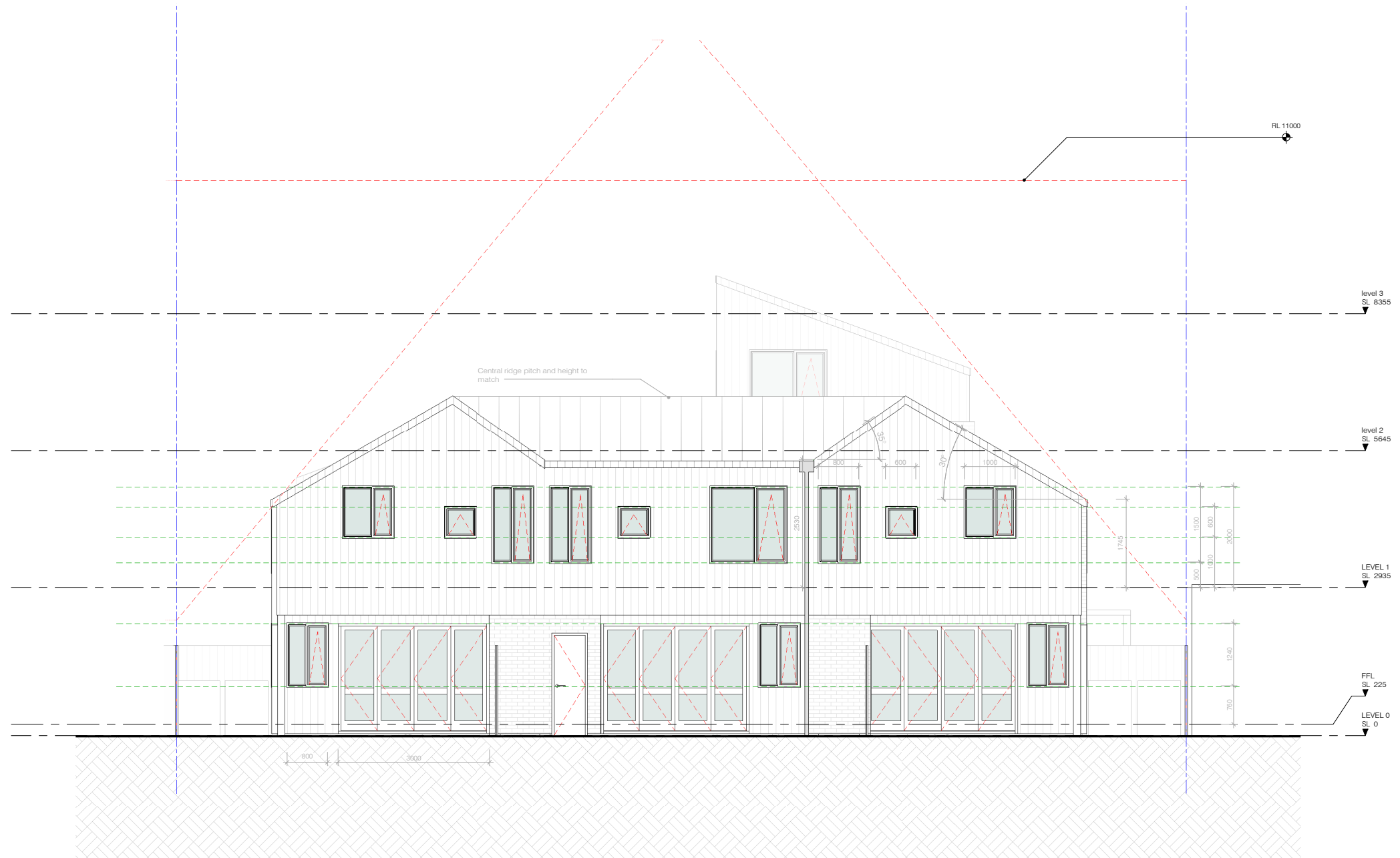
UNITS 2-4 - WESTERN ELEVATION

1:100 | 0 | 1 | 2 | 5 | Meters



UNITS 1&6 - EASTERN ELEVATION

1:100 | 0 | 1 | 2 | 5 | Meters



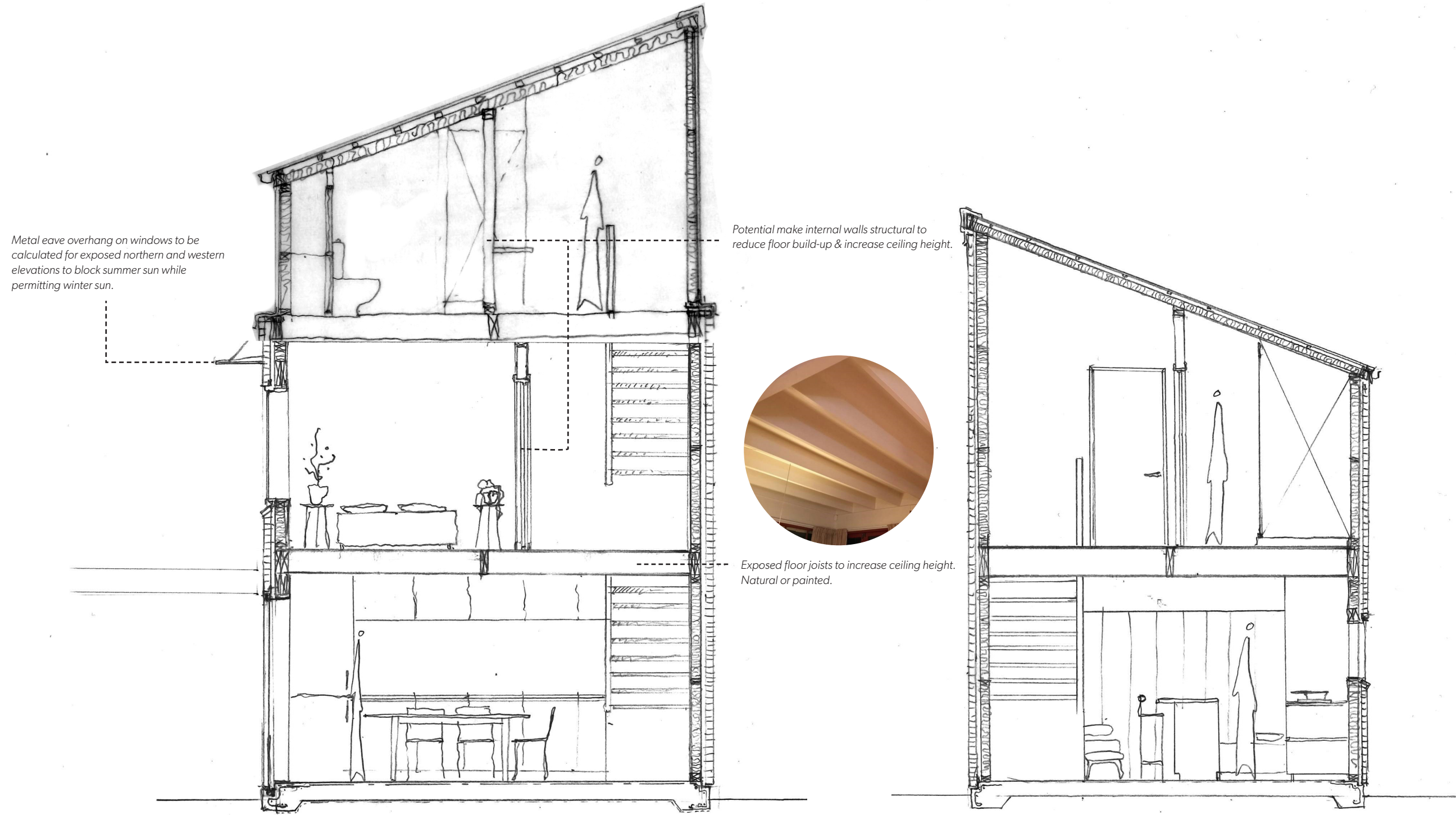
UNITS 4-6 - NORTHERN ELEVATION

1:100 | 0 | 1 | 2 | 5 Meters



UNITS 4-6 - SOUTHERN ELEVATION

1:100 0 1 2 5 Meters



UNITS 1&2 - CROSS SECTION

1:50 0 0.5 1 2.5 Meters

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1	1 Carpark	90m2	\$750,000.00
House 2	3 + Study	2	1 Carpark	108m2	\$789,000.00
House 3	3 + Study	2	1 Carpark	108m2	\$789,000.00
House 4	2 + Study	1	1 Carpark	75m2	\$699,000.00
House 5	2 + Study	1	1 Carpark	75m2	\$699,000.00
House 6	2 + Study	1	1 Carpark	75m2	\$699,000.00

Expected Start

April 2022

Expected Completion

December 2022

Title Type

Fee Simple

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