

BROOKSFIELD

75 Cornwall Street, St Albans






# 75 CORNWALL STREET

*Georgian homes designed by Ben Pentreath Architects*

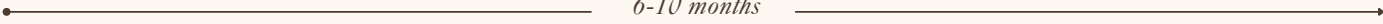


*General Information* **75 Cornwall Street** is another exceptional display of our brick Georgian Colonial homes.

### *Price List*

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	2.5	1.5	Carpark	71	\$699,000
Cottage 2	2.5	1.5	Garage	90	\$719,000
Cottage 3	2.5	1.5	Garage	90	\$719,000
Cottage 4	2.5	1.5	Garage	92	\$725,000

### *Build time*

<i>Estimated Start</i>	<i>Estimated Completion</i>
<b>MAY 2024</b>	<b>DECEMBER 2024</b>
	



# Your Rental Appraisal

1 March 2024



2.5



1.5



1

**ADDRESS:** Home 1, 75 Cornwall 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 **\$520 - \$540 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

1 March 2024



2.5



1.5



1

**ADDRESS:** Home 2 - 4, 75 Cornwall 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 **\$530 - \$560 per week** for an unfurnished, long-term rental.

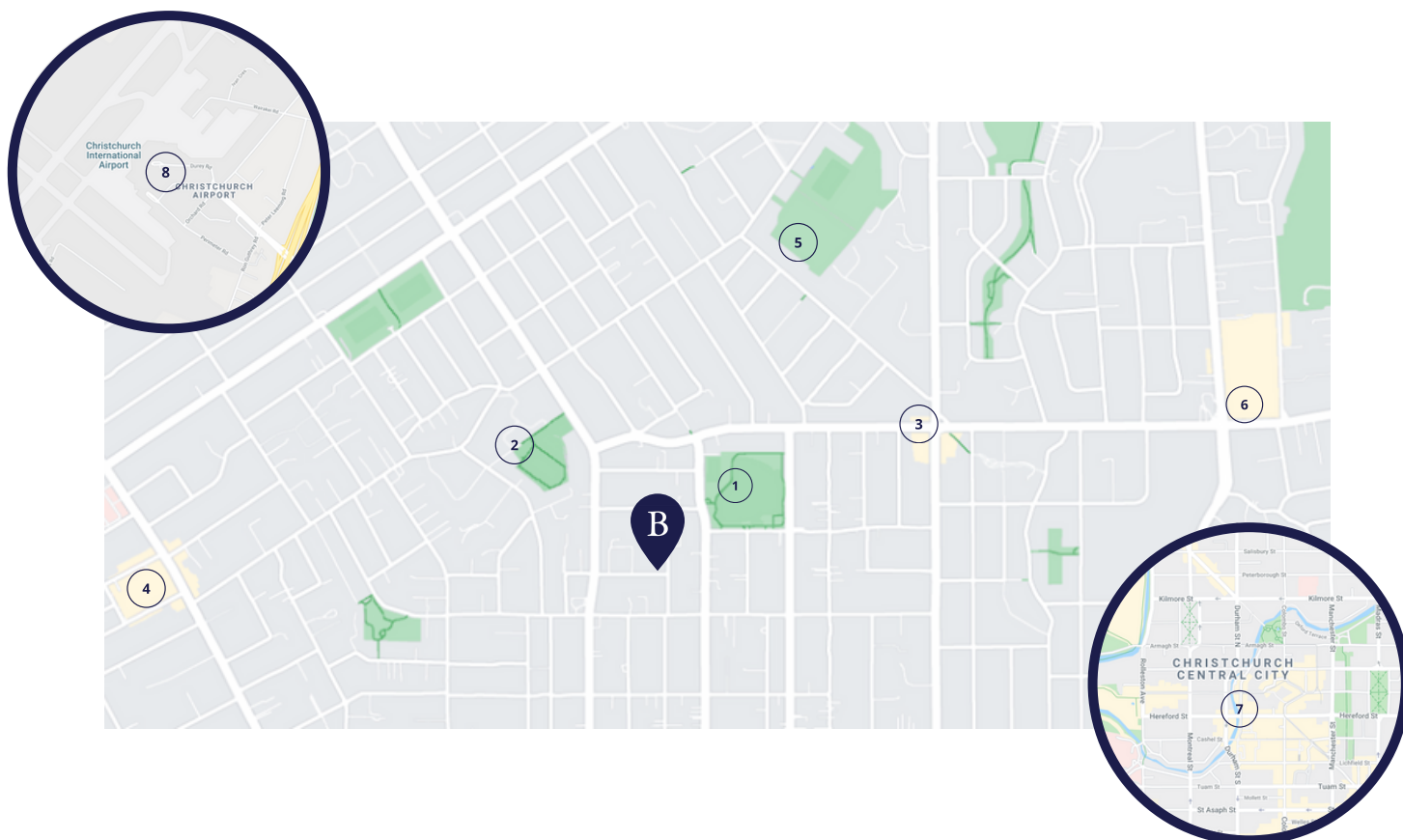
Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manager

# Location

75 Cornwall Street is another exceptional display, of our Georgian Colonial Cottages designed in London by renowned Ben Pentreath Architects. These Brooksfeld cottages are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stone's 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.

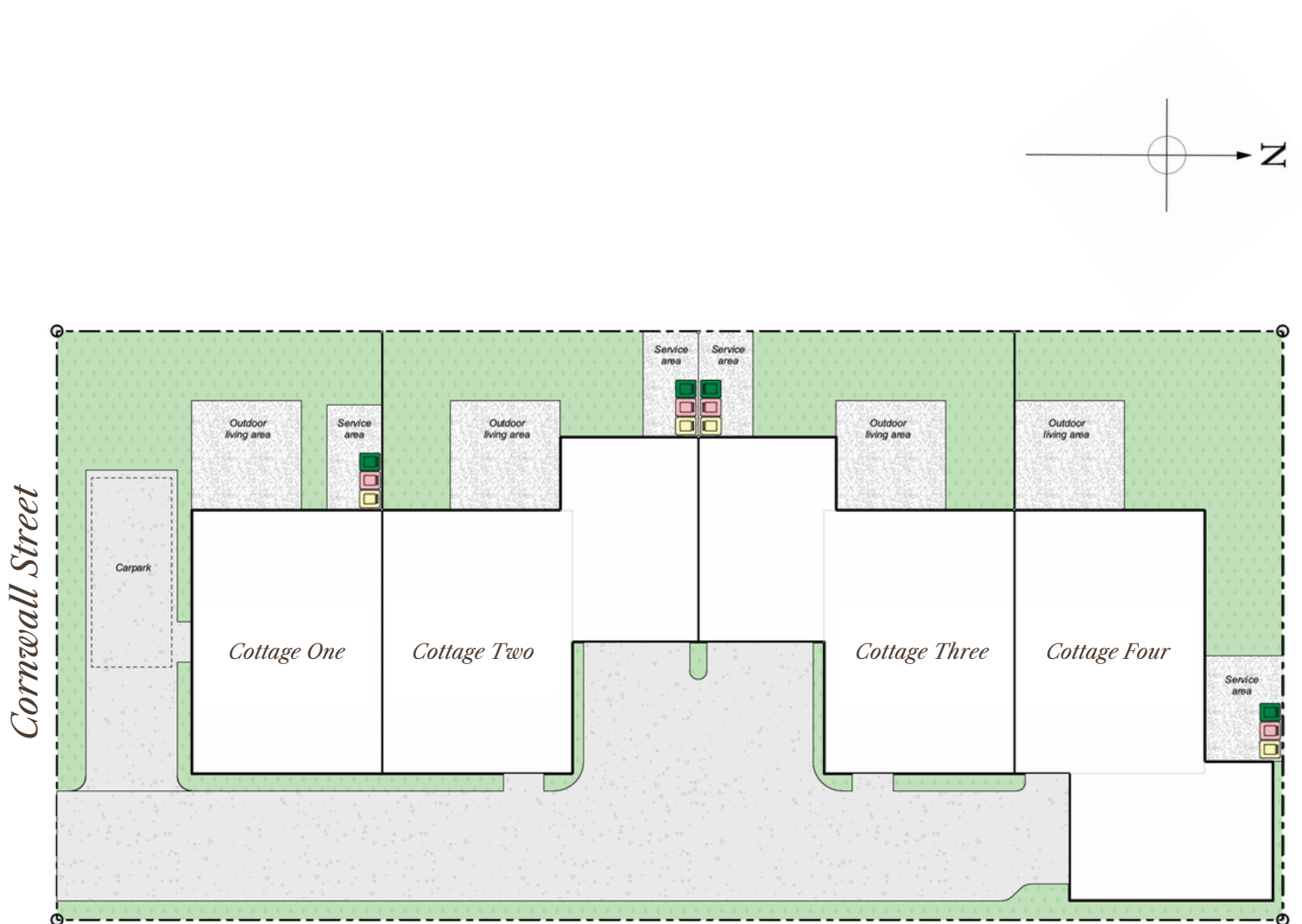


- |   |                                    |   |   |
|---|------------------------------------|---|---|
| 1 | St Albans Park - 350m              | 5 | Westminster Park - 2.1km                            |
| 2 | St Albans School - 1.0km           | 6 | The Palms - 2.4km                                   |
| 3 | Hills Road Shopping Centre - 1.6km | 7 | Christchurch Central City - 2.8km                   |
| 4 | Merivale Mall - 1.9km              | 8 | Christchurch International Airport - 10.1km (20min) |

# Site Layout

- Cottage 1 Outdoor Area: 30m<sup>2</sup>*
- Cottage 2 Outdoor Area: 27m<sup>2</sup>*
- Cottage 3 Outdoor Area: 27m<sup>2</sup>*
- Cottage 4 Outdoor Area: 34m<sup>2</sup>*

These four Cottages are thoughtfully laid out and designed with ample space and north-facing living areas, well positioned to capture all-day sun. Contemporary elements in rear courtyards and green spaces are featured throughout. A garage or car park complement each Cottage.



75 Cornwall Street, St Albans

# East & West Elevations

Ground Floor Stud Height of 2.55m

First Floor Stud Height: 2.4m



EAST ELEVATION

---



WEST ELEVATION

---

75 Cornwall Street, St Albans

# North & South Elevations

Ground Floor Stud Height of 2.55m

First Floor Stud Height: 2.4m

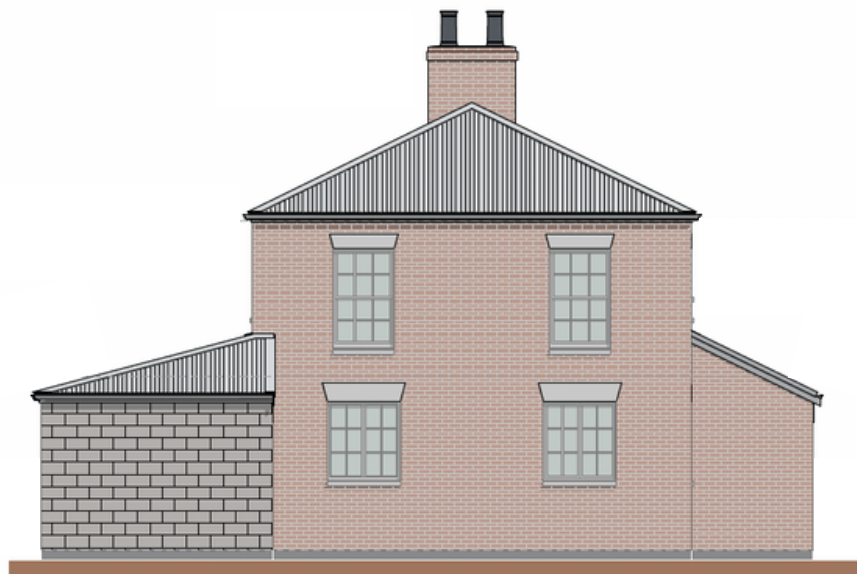
*Cottage One*



SOUTH ELEVATION

---

*Cottage Four*



NORTH ELEVATION

---



75 Cornwall Street, St Albans

# Floor Plans – Cottage 1



2.5



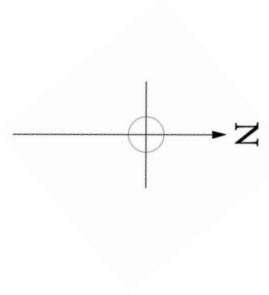
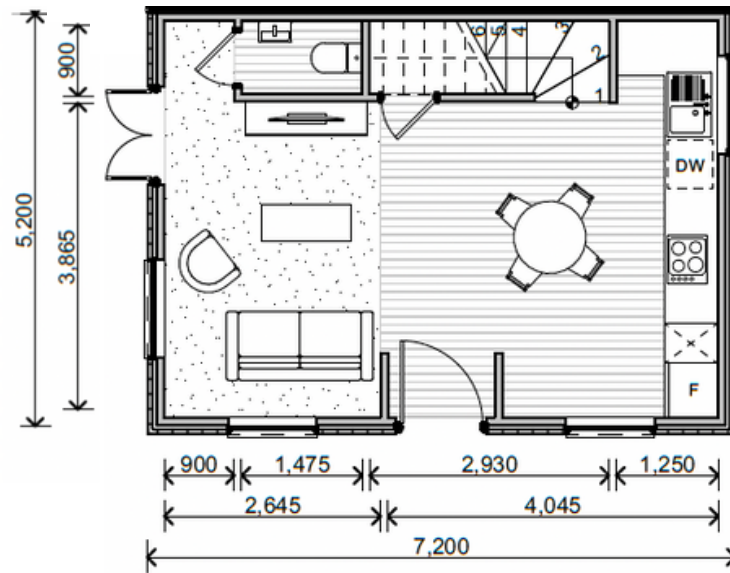
1.5



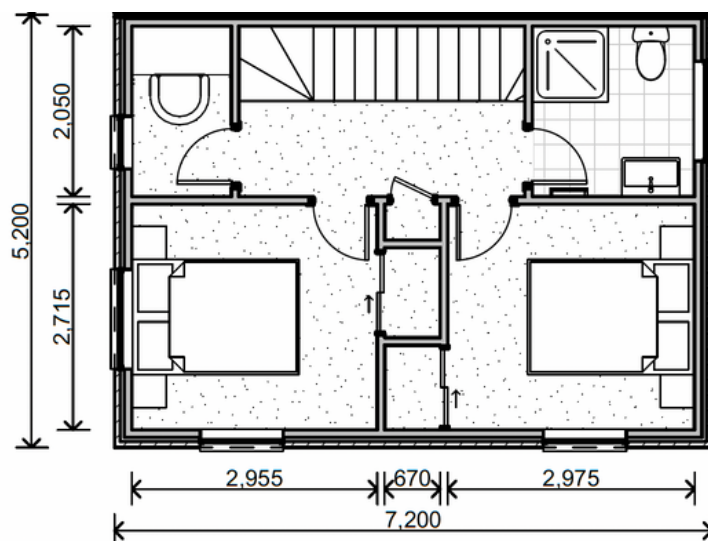
Carpark



71sqm



GROUND FLOOR



FIRST FLOOR

75 Cornwall Street, St Albans

# Floor Plans – Cottage 2



2.5



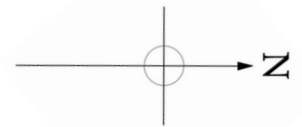
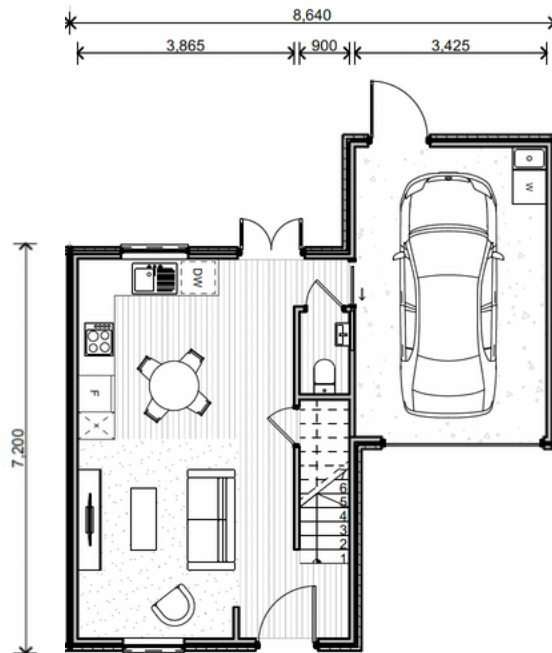
1.5



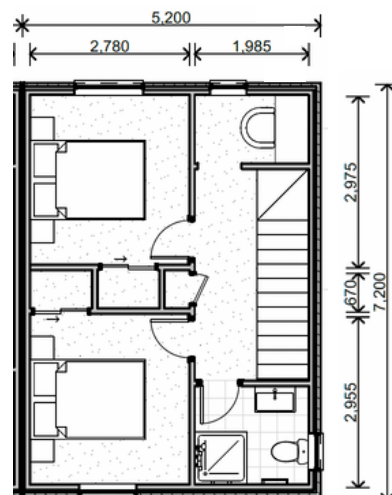
Garage



90sqm



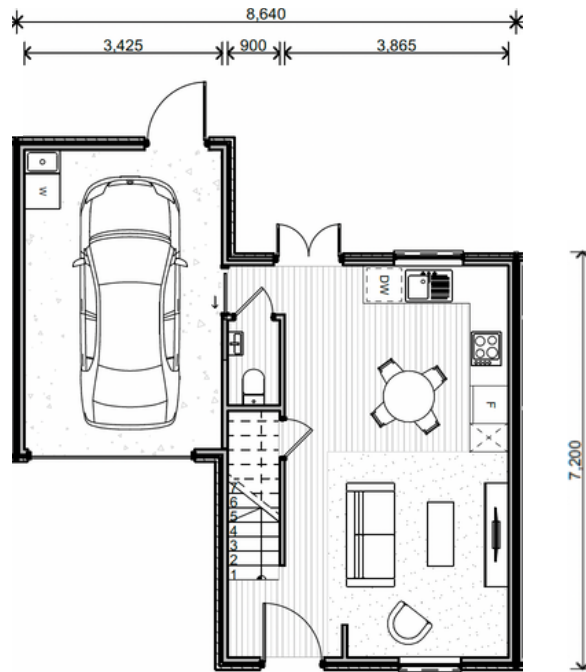
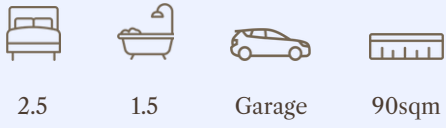
GROUND FLOOR



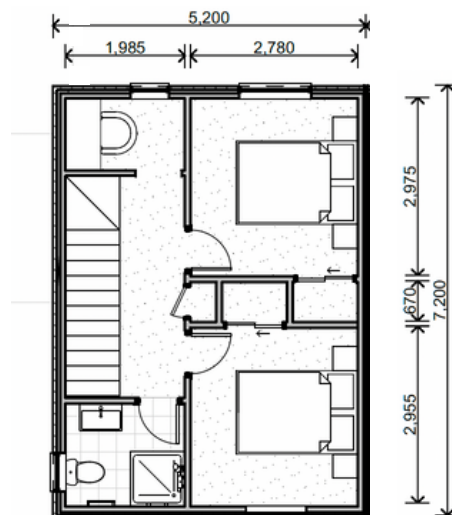
FIRST FLOOR

75 Cornwall Street, St Albans

# Floor Plans – Cottage 3



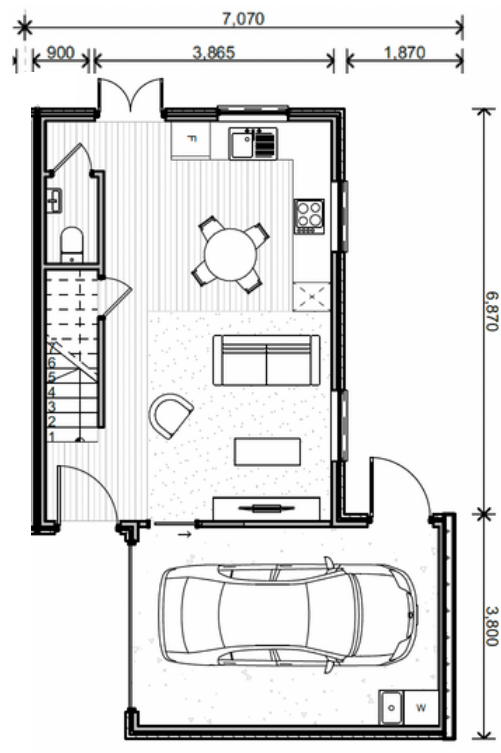
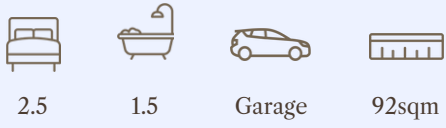
GROUND FLOOR



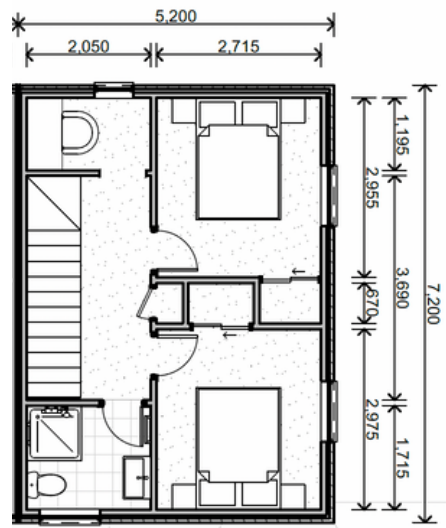
FIRST FLOOR

75 Cornwall Street, St Albans

# Floor Plans – Cottage 4



GROUND FLOOR



FIRST FLOOR

*It's all in the details –*  
Standard Interior Spec

*Standard interior spec*

## It's all in the details

*These homes are the latest in our series of 'Brick Georgian, Colonial 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 Brookfield 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

*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 - Applico 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



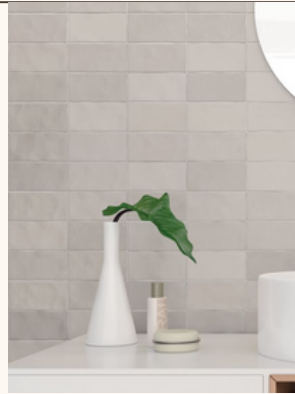
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



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

Pendant (Client to Supply)	\$259.00
Additional Exterior Heritage Light	\$297.00

### Bathroom

Shower Over Bath (Included Cavity Slider)	\$3420.00
Fully Tiled Single Shower	\$1035.00
Fully Tiled Double Shower	\$1725.00
Shower Nook (H300mm x W200mm)	\$ 880.00
Bathroom Floor & Wall Tiles (Tiles over \$46.00/sqm is an additional cost to clients)	

### Kitchen

Shaker Style Kitchen	TBC by Kitchen Designer
Upper Cabinetry	TBC by Kitchen Designer
Island	TBC by Kitchen Designer
Tradco Solid Cup Handles	\$5.00/handle
Tradco Solid Knobs	\$10.00/knob
Butlers Sink	\$1500.00
Splashback	\$132.00/sqm
Perrin & Rowe Kitchen Mixer Upgrade	
• Brushed Nickel	\$1330.00
• Polished Brass	\$1600.00

### Floor Coverings

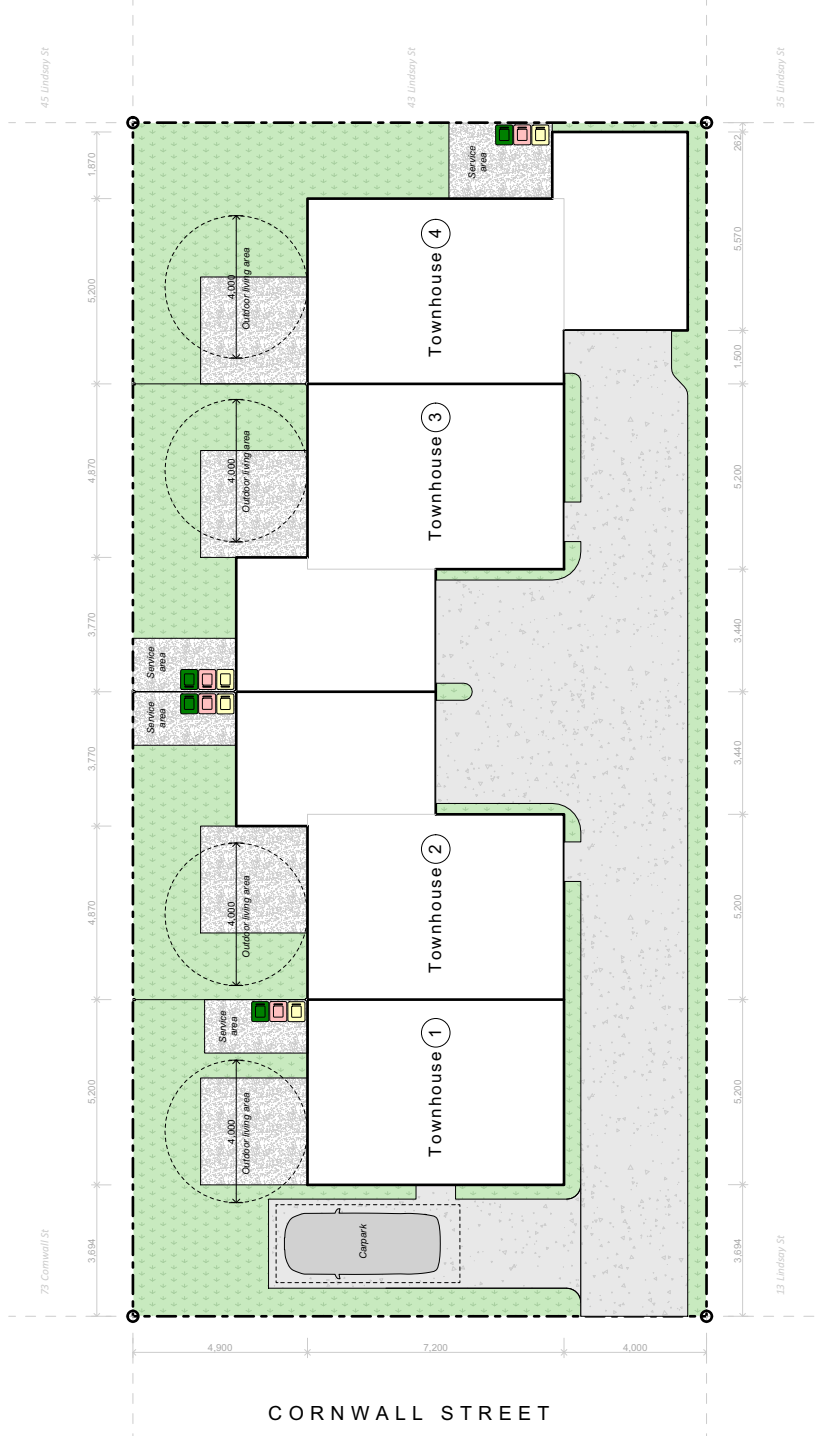
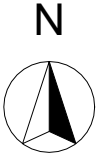
Change Carpet to Timber Tiles	\$45.00/sqm Floating
Change Carpet to Oak Flooring	\$100.00/sqm Floating
Change Timber Tiles to Oak Flooring	\$70.00/sqm Floating

### Other

Beaded Board (Floor To Ceiling)	\$317.00/sqm
Door Handle Upgrade	\$350.00/handle
Extra Heatpump (7kw)	\$4105.00
Kitchen Shelves	\$200.00/shelf



*75 Cornwall Street –*  
Architects Plans



**1** Site Plan  
1:150

\* Only includes outdoor areas with a minimum dimension of 4 metres

**BROOKSFIELD**

PROJECT NAME  
75 Cornwall Street Townhouses

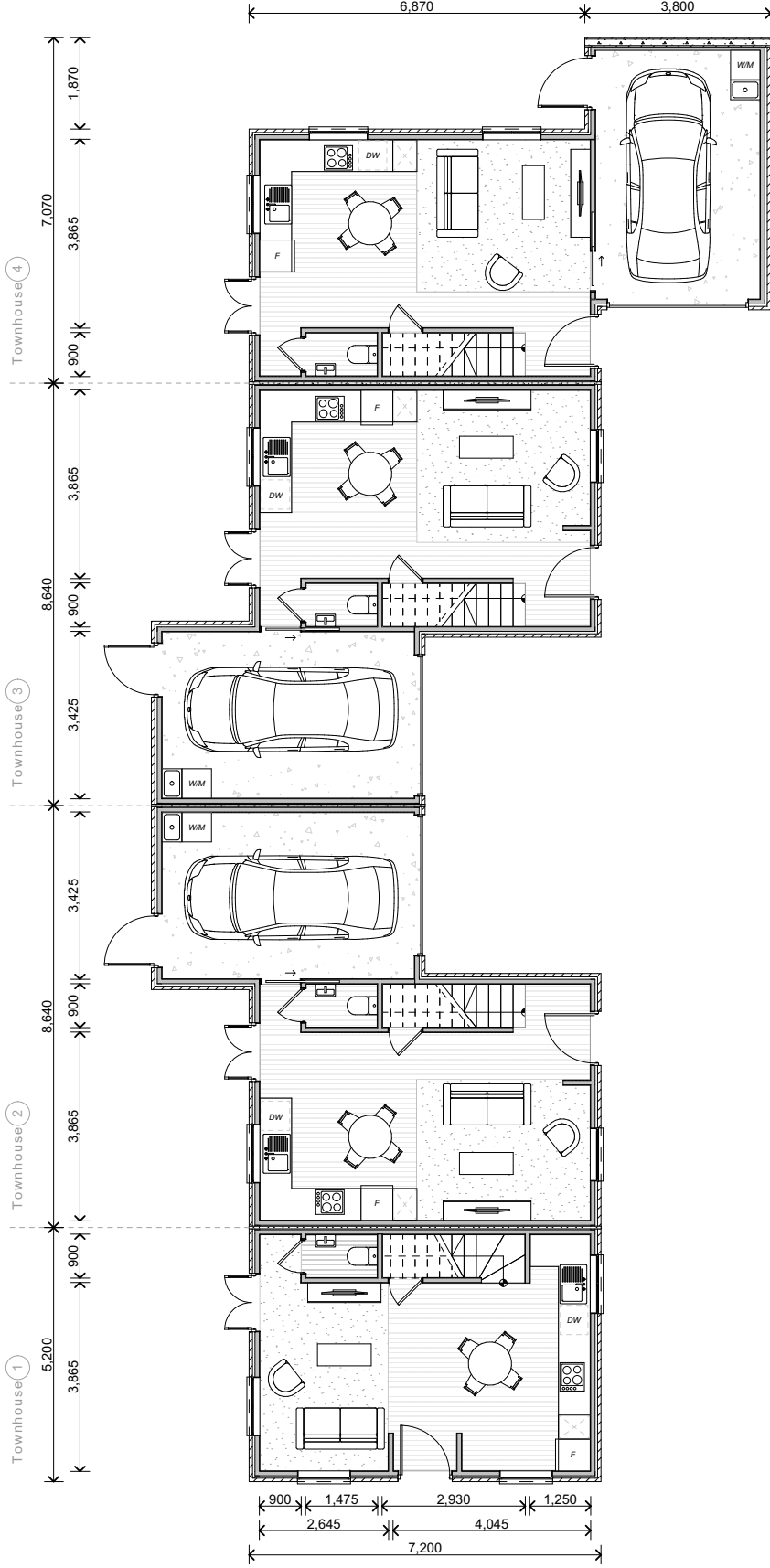
PROJECT ADDRESS  
75 Cornwall Street  
St Albans  
Christchurch

DATE  
20/12/2023

SCALE  
1:150

DRAWING NO.

**A 101**  
DRAWING NAME  
Site Plan



**BROOKSFIELD**

PROJECT NAME  
75 Cornwall Street Townhouses

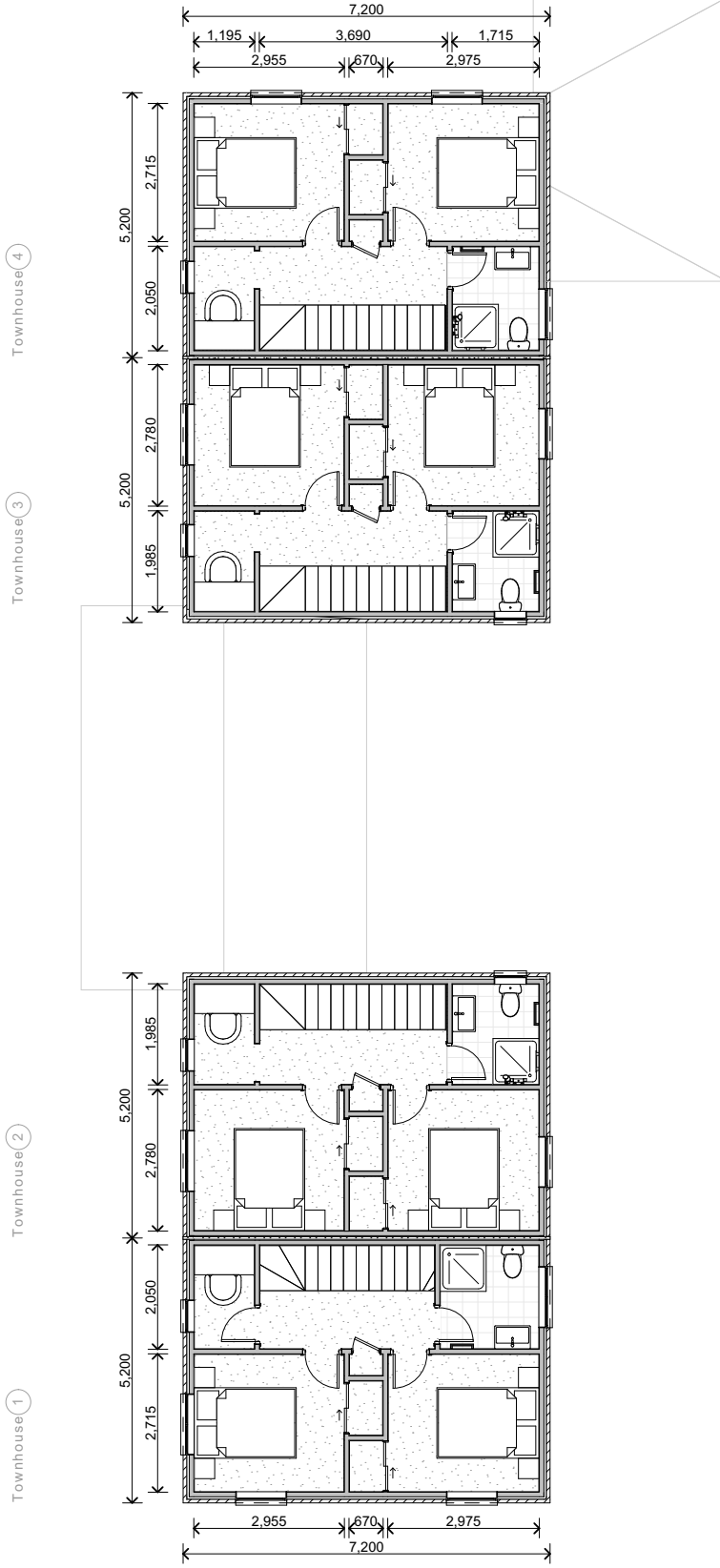
PROJECT ADDRESS  
75 Cornwall Street  
St Albans  
Christchurch

DATE  
20/12/2023

SCALE  
1:100

**A105**  
DRAWING NAME  
Ground Floor Plan

**2** Ground Floor Plan  
1:100



**BROOKSFIELD**

PROJECT NAME  
75 Cornwall Street Townhouses

PROJECT ADDRESS  
75 Cornwall Street  
St Albans  
Christchurch

DATE  
20/12/2023

SCALE  
1:100

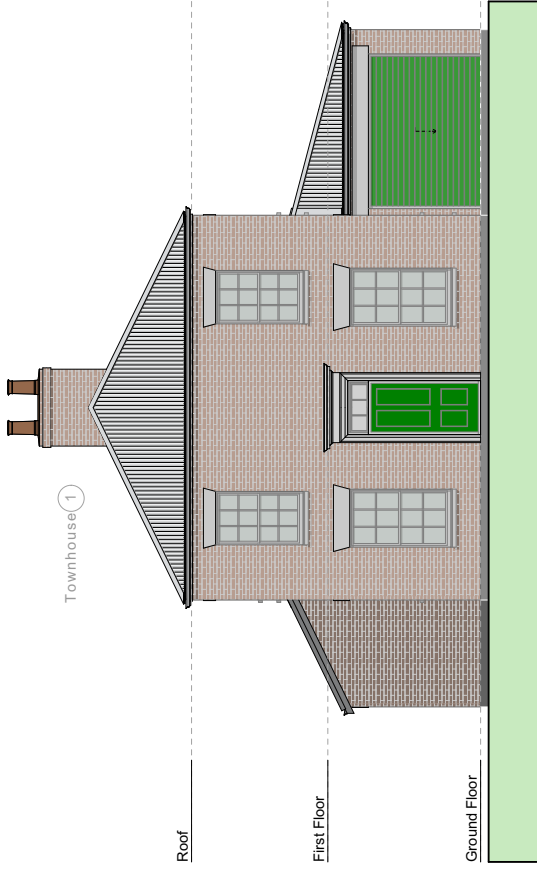
DRAWING NO.

**A 106**

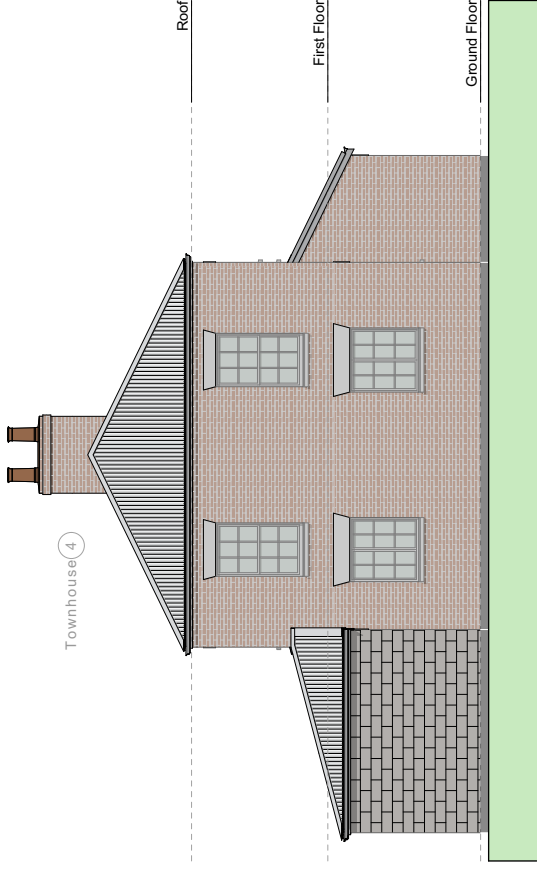
DRAWING NAME  
**First Floor Plan**

**3** First Floor Plan

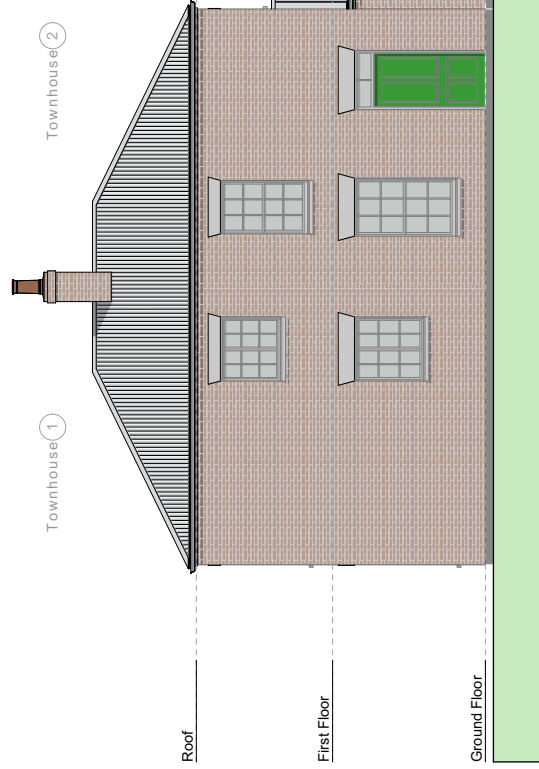
1:100



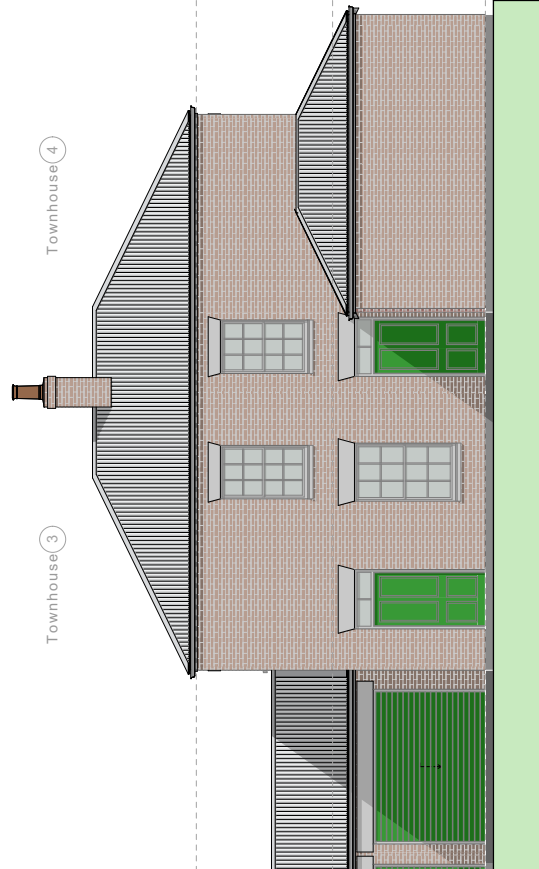
**1** South / Street Elevation  
1:100



**2** North Elevation  
1:100



**3** East Elevation  
1:100



**A 301**  
DRAWING NAME  
Elevations -  
South, North &  
East

**BROOKSFIELD**

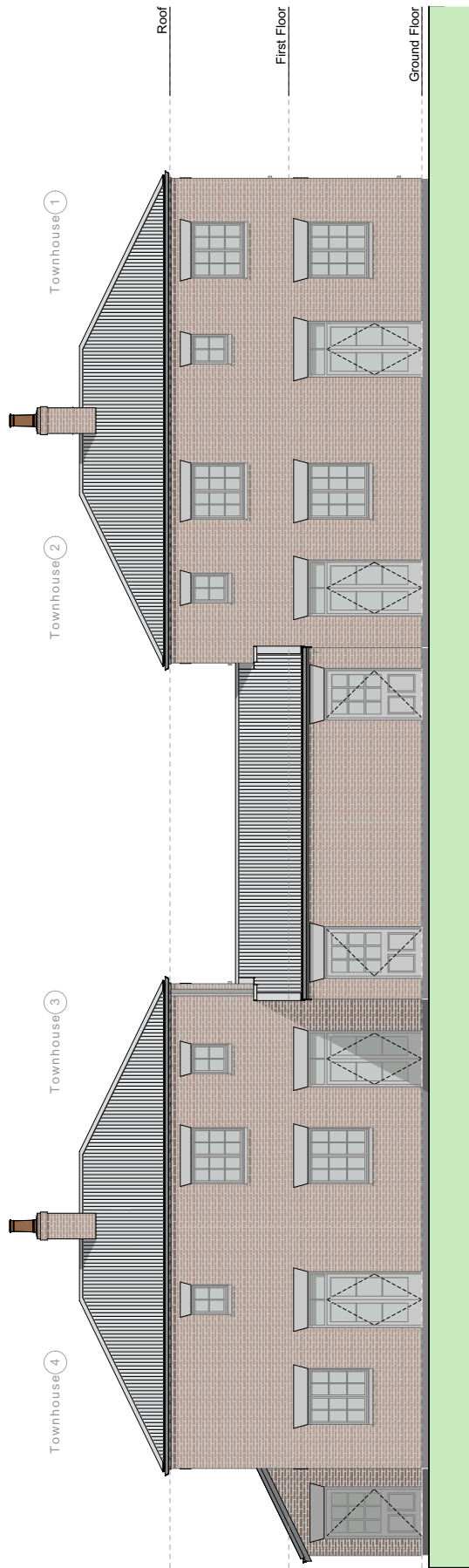
PROJECT NAME  
75 Cornwall Street Townhouses

PROJECT ADDRESS  
75 Cornwall Street  
St Albans  
Christchurch

DATE  
2012/2023

SCALE  
1:100

DRAWING NO.



**4** West Elevation  
1:100

**BROOKSFIELD**

PROJECT NAME  
75 Cornwall Street Townhouses

PROJECT ADDRESS  
75 Cornwall Street  
St Albans  
Christchurch

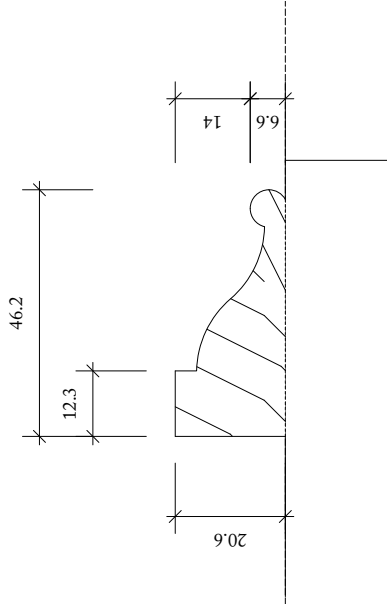
DATE  
20/12/2023

SCALE  
1:100

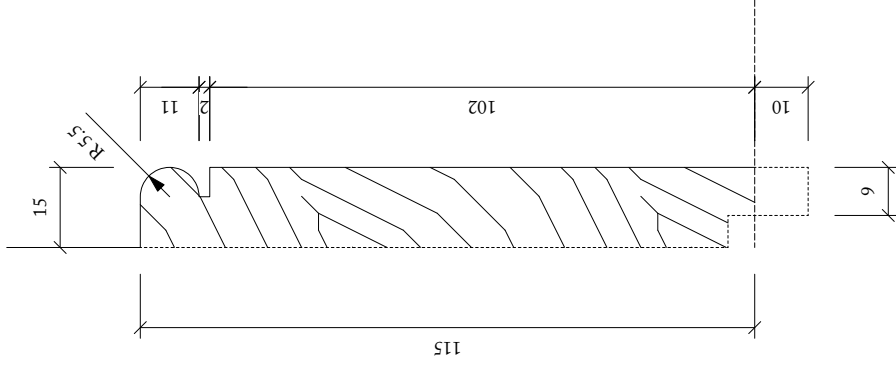
DRAWING NO.

**A 302**

DRAWING NAME  
Elevations - West



1 ARCHITRAVE  
1:1 @ A3

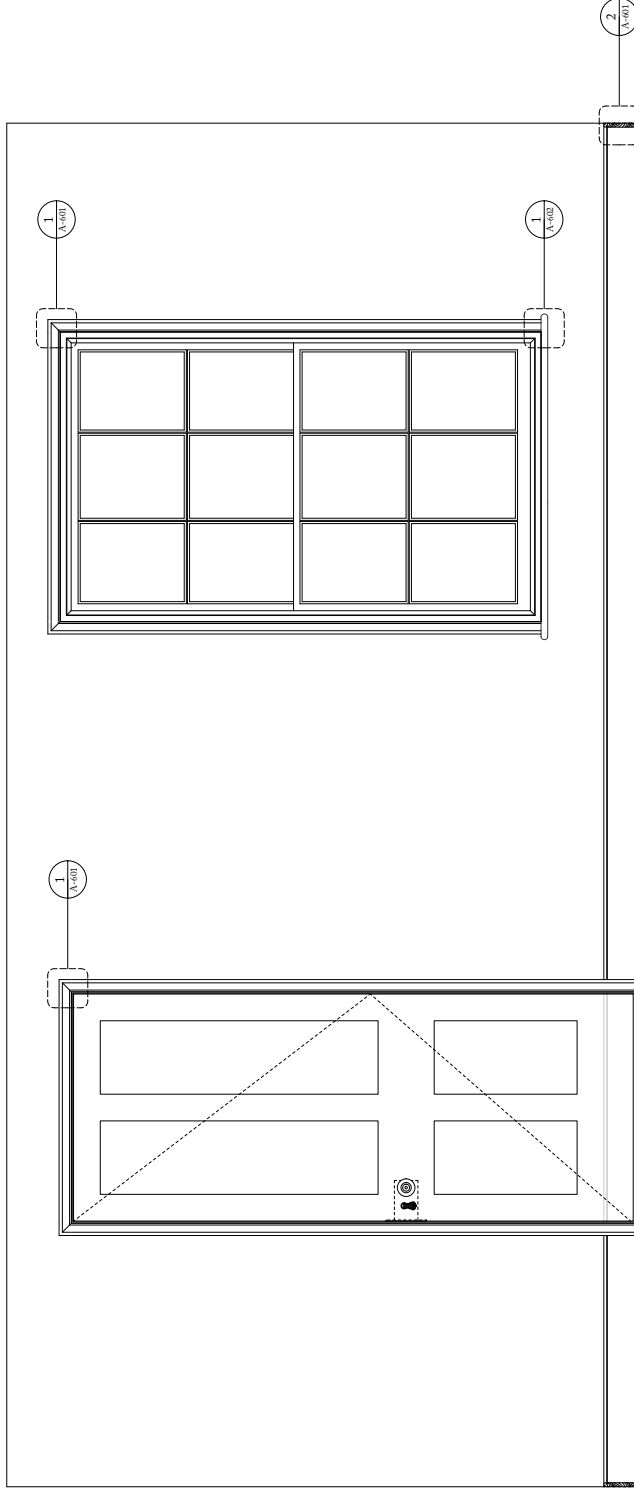


2 SKIRTING  
1:1 @ A3



# Skirting and Architrave Profile - Homes 1 - 4

<b>Ben Pentreath</b>		1st Floor Office, Court Lamb, Gosnell Street London, W1S 1XG T: +44 (0)20 7300 8624 benpentreath.com	
PROJECT:	BROOKSFIELD	DRAWING NO.:	A-01
TITLE:	STANDARD PROFILES TYPE B	REV. NO.:	-
		DRAWN BY:	RI
		SCALE:	N/A 1:1 @ A3
		DATE:	27/04/23
		CHECKED BY:	RI
All dimensions to be checked on site. This drawing is for information only. It is not to be reproduced without permission.			



**Ben Pentreath**

1st Floor Office, Court  
Lamb, Gosnell Street  
London, W1A 1AA  
T: +44 (0)20 7400 8424  
benpentreath.com

PROJECT:	BROOKSFIELD		
TITLE:	STANDARD PROFILES TYPE B ELEVATION		
DRAWING NO.:	A-01	REV. NO.:	-
SCALE:	1:100 @ A1 1:200 @ A3	DRAWN BY:	BEI
DATE:	27/04/23	CHECKED BY:	BEI
All dimensions to be checked on site. This drawing is for information only. It is not to be reproduced without permission.			

# Skirting and Architrave Profile - Homes 1 - 4





*About Brookfield –*  
Why we build the homes we build

*About Brooksfeld* 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, Brooksfeld 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 Brooksfeld 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 Brooksfeld 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 –*  
Other ways we look after you  
and your purchase

*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	5 years
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years





BROOKSFIELD

 0800 548 454

 [www.brooksfield.co.nz](http://www.brooksfield.co.nz)

 [vinny@brooksfield.co.nz](mailto:vinny@brooksfield.co.nz)