

BROOKSFIELD

8 Roscoe Street, St Martins, Christchurch





A Georgian Manor home and a Victorian Cottage



General Information

8 Roscoe Street is another exceptional display of our revival homes and cottages

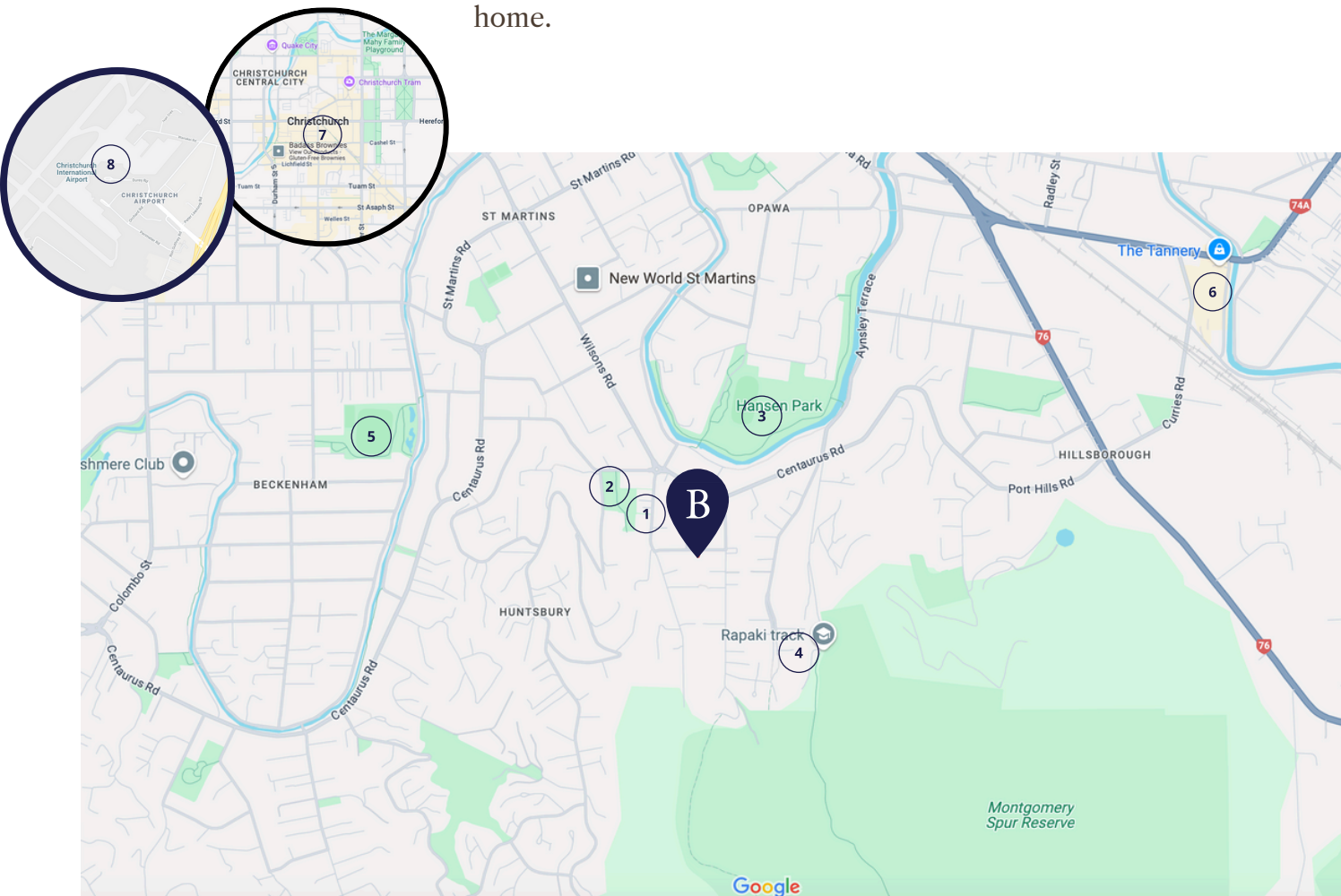
Price list

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2.5	Garage + carpark	143	\$1,249,000
Cottage 2	3	2	Garage + carpark	118	\$1,189,000

Location

8 Roscoe Street is another example of our revival cottages that are bringing the character back to Christchurch.

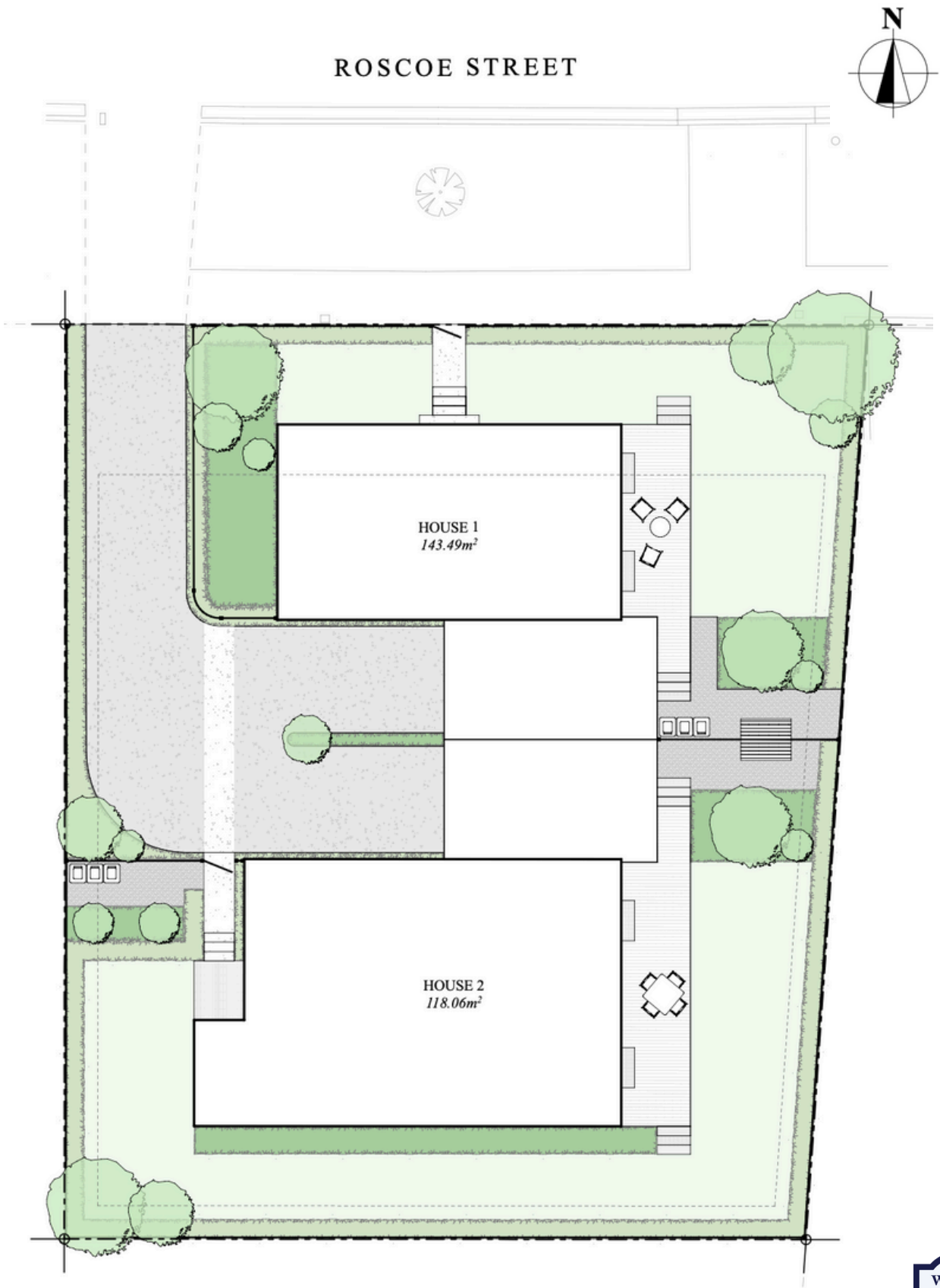
Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- | | |
|------------------------------------|---------------------------------|
| 1 St Martins Primary School - 170m | 5 Beckenham Park - 2.6km |
| 2 Centaurus Park - 350m | 6 The Tannery - 2.6km |
| 3 Hansen Park - 800m | 7 Christchurch CBD - 6km |
| 4 Rapaki Track - 1.3km | 8 Christchurch Airport - 17.3km |



Site Plan



North Elevations

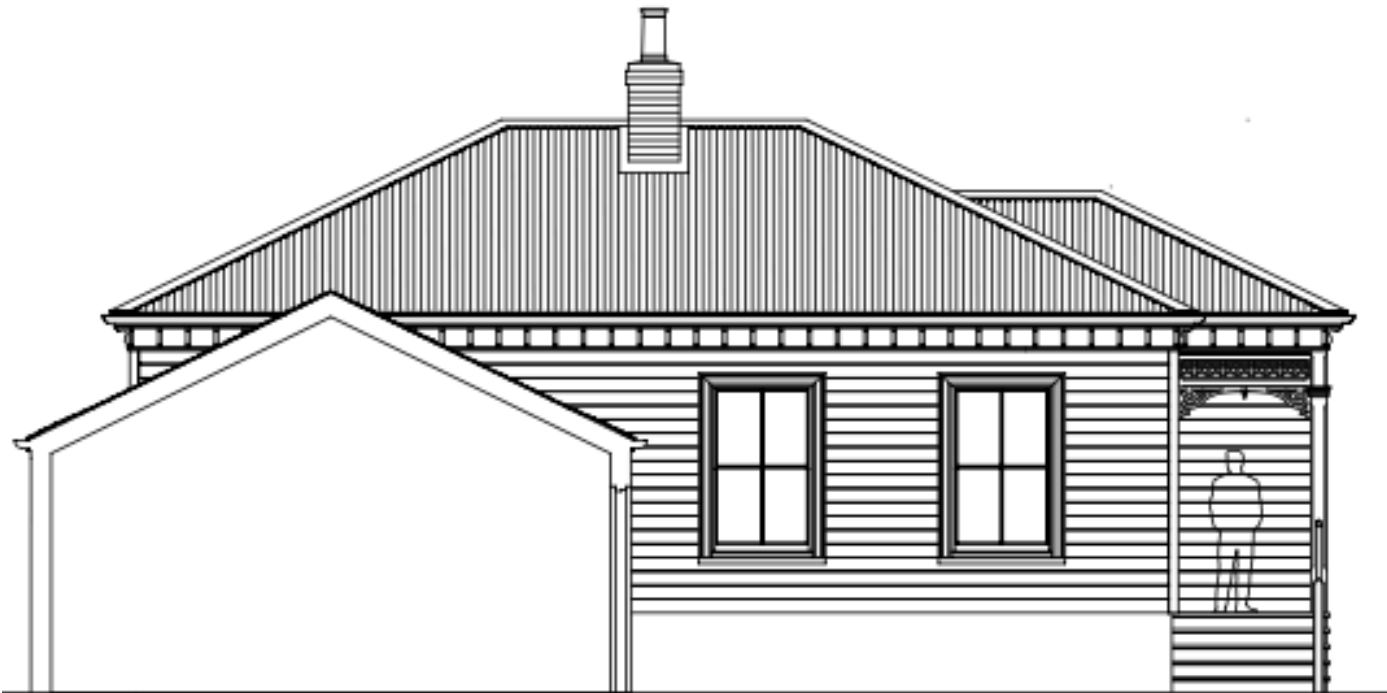
Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m



House 1



House 2



East & West Elevations

Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m

House 1

House 2



West Elevation

House 2


House 1





East Elevation




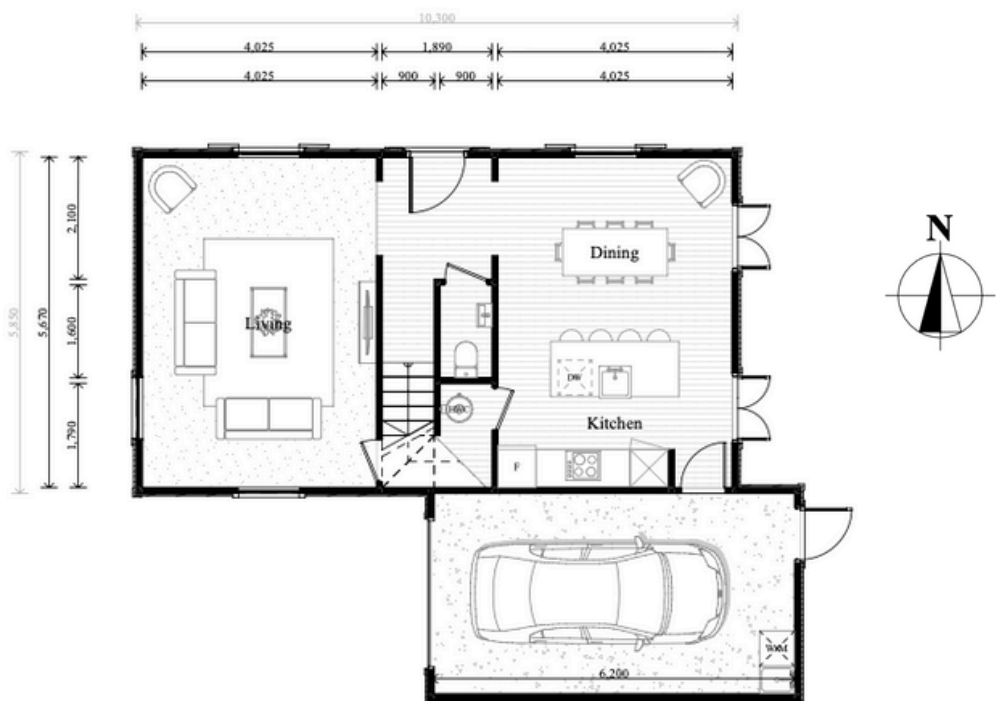
Floor Plans – Cottage 1


3

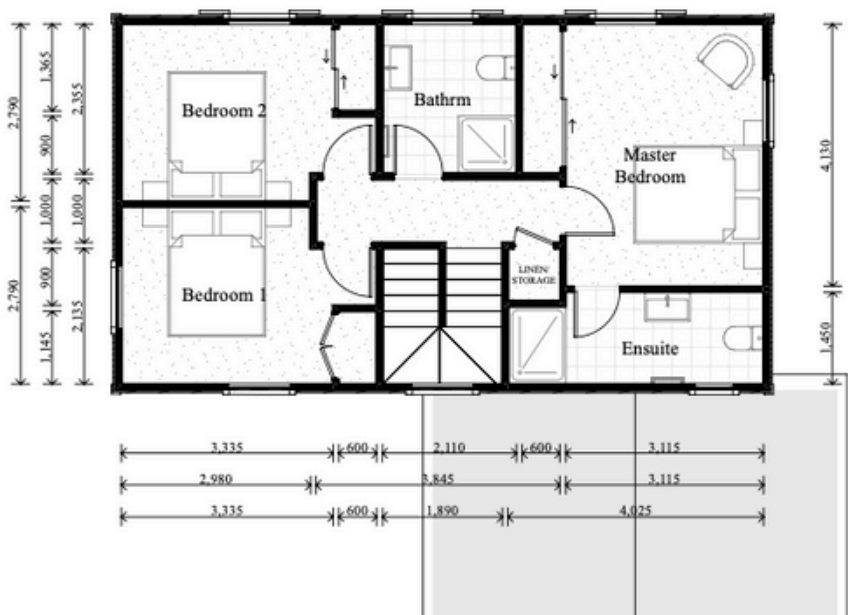

2.5


Garage
Carpark


143sqm




Ground floor





First floor




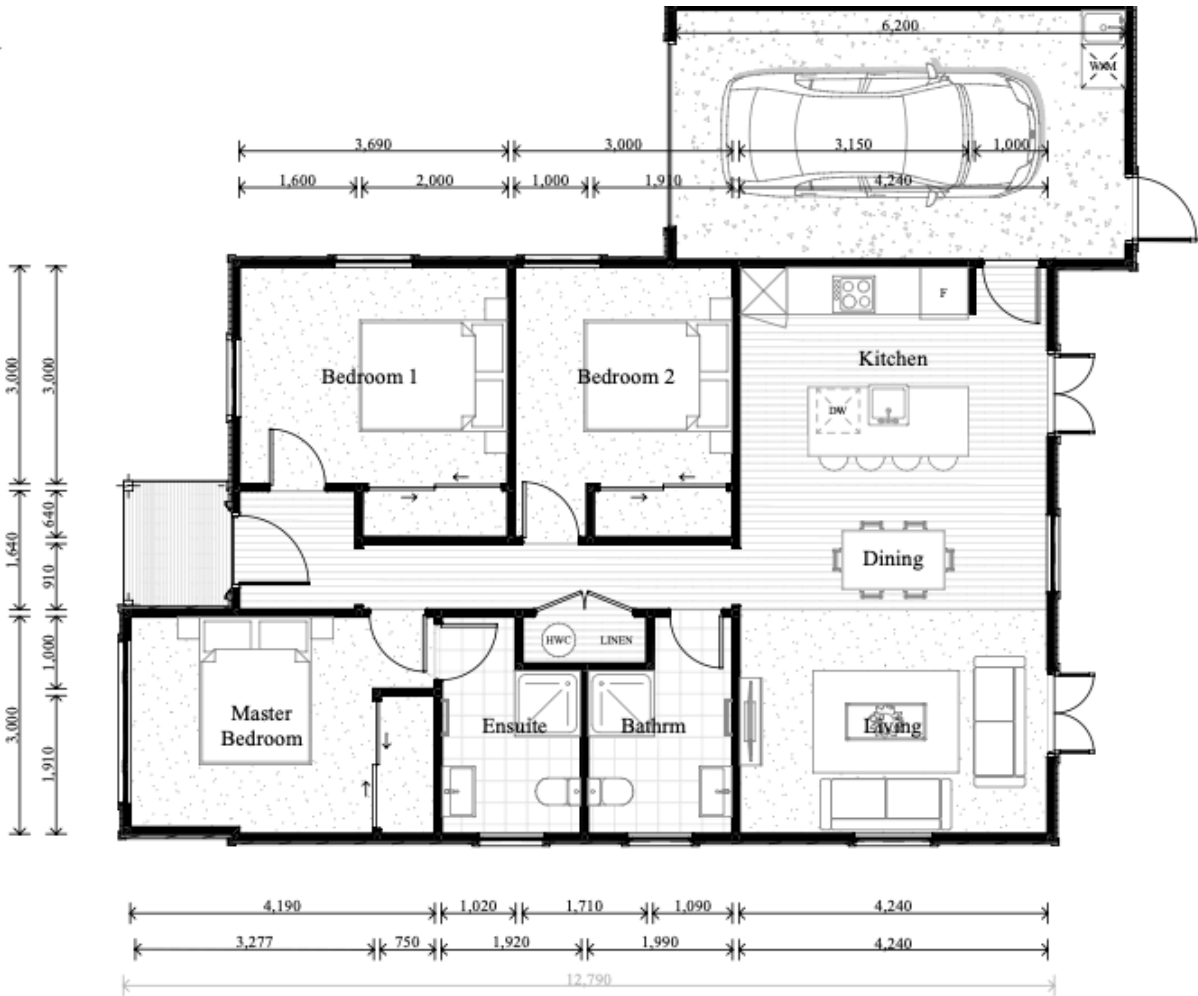
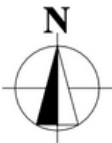
Floor Plans – Cottage 2


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2


Garage
Carpark

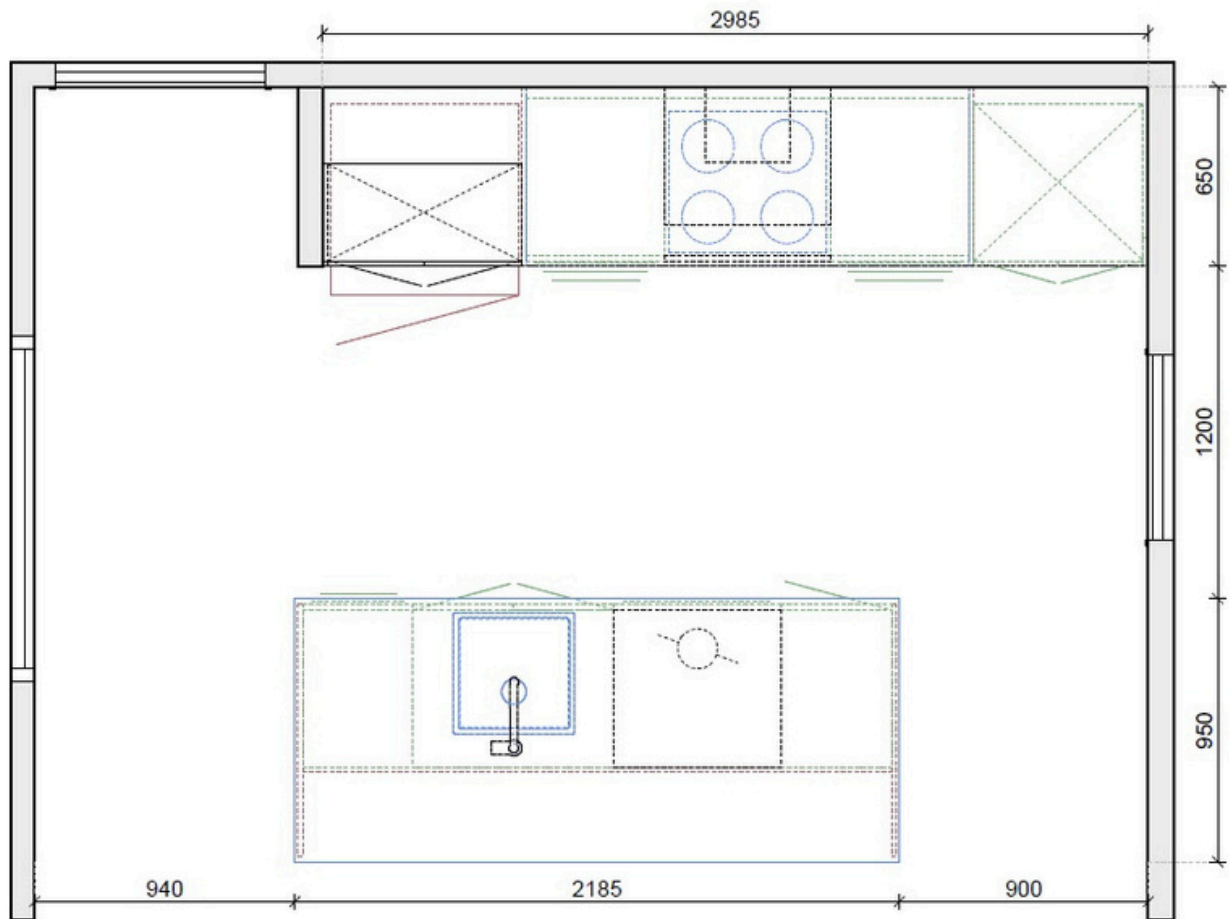

118sqm



Ground floor



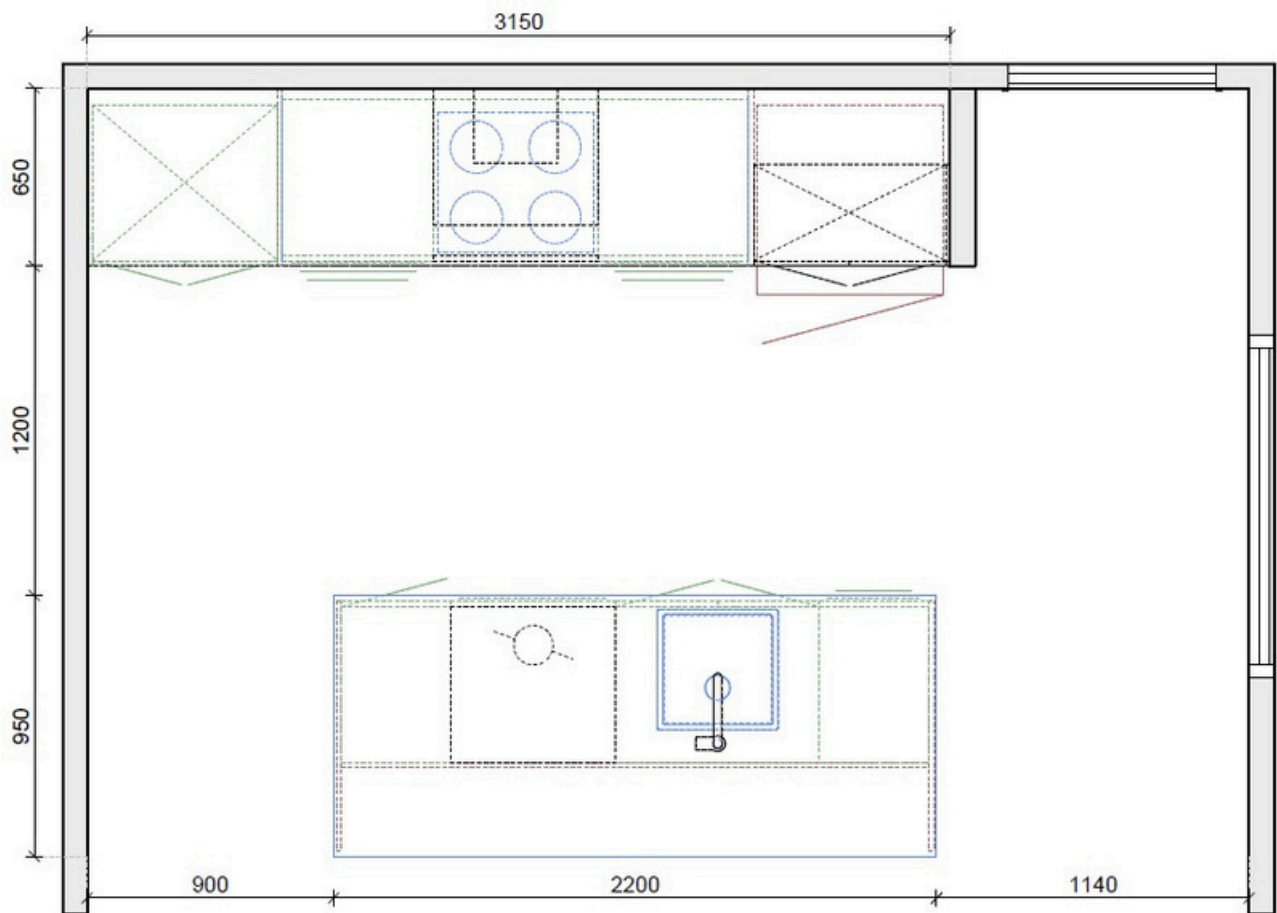
Kitchen Plans - Cottage 1



Optional Upgrades

- *Shaker Style*
- *Wall Cabinets*
- *Butler Sink*
- *Laundry in Garage*

Kitchen Plans - Cottage 2



Optional Upgrades

- *Shaker Style*
- *Wall Cabinets*
- *Butler Sink*
- *Laundry in Garage*

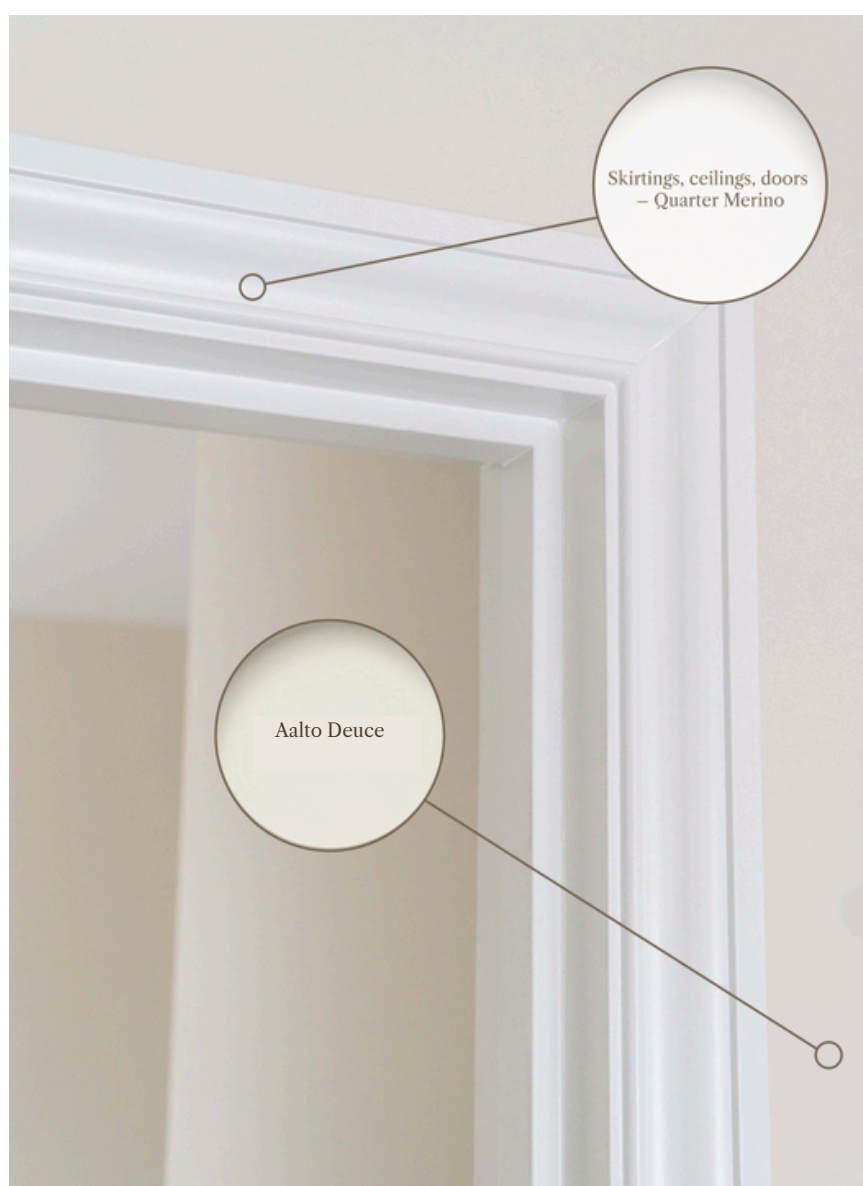
It's all in the details –
Standard Interior Spec
and Upgrade Options



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 Brooksfeld 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



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Standard Spec



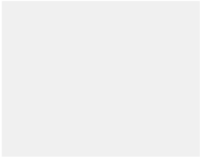
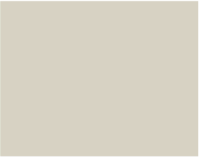















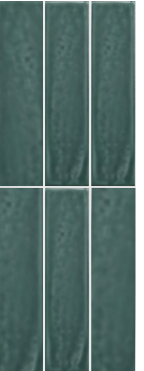
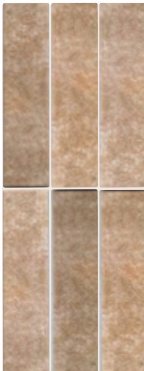






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Go in the draw when you buy a Brooksfeld.

Kitchen Upgrade Options

Kitchen Cabinetry	<div> <i>Standard</i></div> <div> Shaker Style</div> <div><div> White <i>Standard</i></div><div> Taupe</div><div> Sage Green</div></div> <div><div> Light blue</div><div> Dusty Blue</div><div> Dark Blue</div></div>
Kitchen Handles/Knobs	<div><div> Black <i>Standard</i></div><div> Antique Pewter</div><div> Antique Bronze</div><div> Chrome</div></div> <div><div> Unlacquered Polished Brass</div><div> Satin Nickel</div></div>
Kitchen Splashback Tiles	<div> White Gloss Subway Tile <i>Standard</i></div> <div><div> Crest White Matt</div><div> Crest Bone Gloss</div><div> Crest Sea Foam Gloss</div><div> Crest Field Green Gloss</div><div> Crest Bone Gloss</div><div> Redcliffs Terracotta Gloss</div></div> <div><div> Square White Matt</div><div> Square Bone Gloss</div><div> Square Sea Foam Matt</div><div> Square Field Green Matt</div></div>



Kitchen Upgrade Options

Kitchen Fixtures					
<i>Standard range</i>	 Waterway Roman Gooseneck <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
	 Pull Out Spray Chrome	 Pull Out Spray Brushed Brass	 Pull Out Spray Black	 Pull Out Spray Brushed Nickel	

Door Handle Upgrade Options

 Polished Chrome <i>Standard</i>	 Polished Chrome <i>Standard</i>	 Unlacquered Brass	 Black
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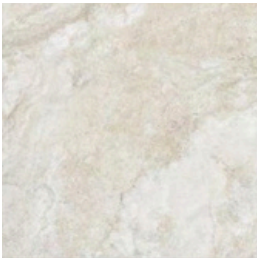


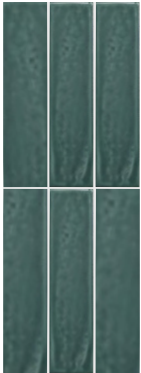





Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge <i>Standard</i></p></div><div><p>Concrete</p></div></div>



Bathroom Upgrade Options







Bathroom Floor Tiles	
	<div><div><p>Artisan Gris Matt <i>Standard</i></p></div><div><p>Artisan Sage Matt</p></div><div><p>Palm Beach Navy</p></div></div> <div><div><p>Pacific White Lappato 600x600</p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div><div><p>Redcliff's Terracotta Herringbone <i>Upgrade Option</i></p></div></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div></div>
<i>Upgrade Range</i>	<div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div></div></div>

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Bathroom Upgrade Options

Vanity fixture				
				
Waterway Liberty Basin Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Vanity Handles				
				
	Chrome Standard	Antique Bronze	Black	Black Iron
Shower fixture				
				
Liberty Slide Shower Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Upgrade Range				
	Column Shower	Column Shower	Column Shower	Column Shower
				
				

Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	



Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass





Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld 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 Brooksfeld, 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



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz



Your Rental Appraisal

20 March 2025

ADDRESS: House 1 & 2, 8 Roscoe Street, St Martins

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 **\$650 - \$700 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



3



2



1



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RENTAL APPRAISAL.

Date: 29 May 2025

Prepared for: Brooksfeld

Thank you for requesting a rental assessment for: **Cottage 1 & 2/8 Roscoe Street, St Martin's**

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.

We consider the property to rent for \$700 per week (unfurnished)



Prepared by: Jen Neil

Business Development Manager / Property Manager

M 0274 838 119

Jen@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income**.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done**.
- We pay out rents to our clients every working day of the year, so you can **get your money when you want**.
- We provide a **Tenant Debt Guarantee**.
- Family owned and operated since **1990**.

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

April 2025 statistics

Your Business Development Team



Jen Neil



Steven Loveridge



Rosa Ellis

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 thereof). 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>

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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

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.



Brooksfield

Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz