

# 84 Warden Street, Richmond, Christchurch City

Million Dollar Homes For Half The Price

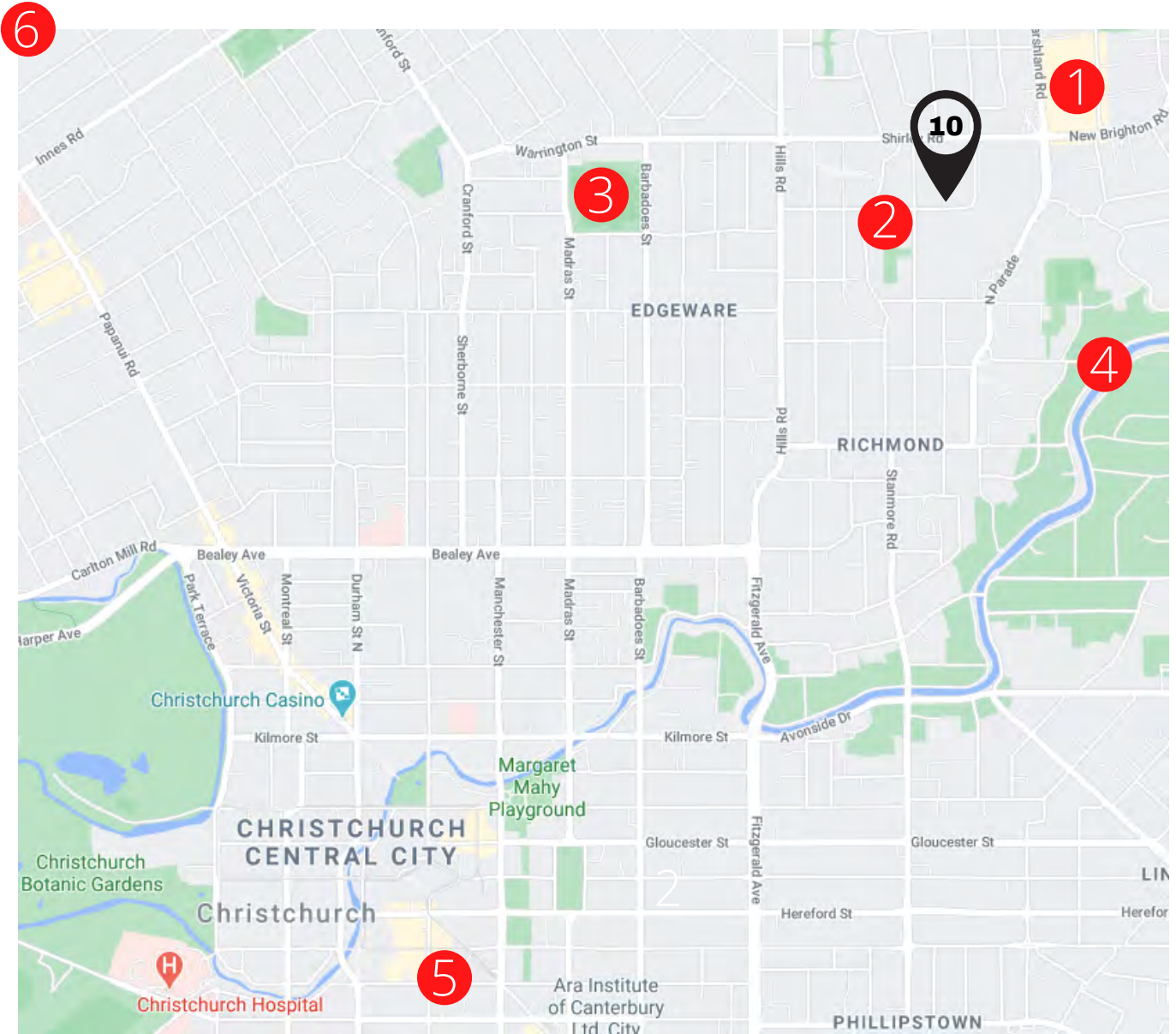
## Brooksfield Modern



BROOKSFIELD  
— TOWNHOUSES —

# Location

These 4 Brookfield Modern homes located to north east of the city centre in the increasingly popular suburb of Richmond, within a close distance to all the best Christchurch has to offer, below are some of our favourite amenities and their distance from your next home or investment.



1 The Palms Shopping Centre (500m)

4 Avon River (1.5km)

2 Petrie Park (200m)

5 City Centre (4km)

3 St Albans Park (1km)

6 International Airport (14km)

# Layout

These 4 Brookfield Modern homes have large north east facing yards catching the afternoon sun with a carpark and service area. The landscaping includes pin oak trees in each back yard with a conifer lined driveway. These 4 homes back on to a park allowing for uninterrupted views of the hills.



## PLANT LEGEND



**TYPE 1 - CHERRY BLOSSOM TREE**  
"*Prunus 'Accolade'*"



**TYPE 2 - CONIFER**  
"*Thuja occidentalis*  
*'Pyramidalis'*"



**TYPE 3 - PIN OAK**  
"*Quercus palustris*"



**TYPE 4 - CHERRY LAUREL**  
"*Prunus laurocerasus*"



**TYPE 5 - COMMON LIME TREE**  
"*Tilia x europaea*"



**TYPE 6 - MAGNOLIA TREE**  
"*Magnolia campbellii*"



**TYPE 7 - NATIVE GROUND COVER MIX**  
*Tractor seat, Mondo grass, Jasmine, etc.*



**Letterbox**  
- 4x Box Design letterbox on front boundary fence with Street number and unit lettering

# Design And Interior

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



Floor Area m2

71

## Ground Floor

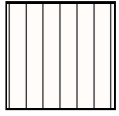


## First Floor



# Modern Colours & Specifications

## Exterior



Cladding - White  
Eurotray



Doorhandle - Schlage S-6000  
keyless entry



Roof - White  
Longrun roofing



Wool Insulation

## Interior



Walls - Clover Honey, 100%  
natural plant based paint



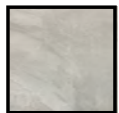
Carpet - 100% Wool



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

# 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 - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U 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

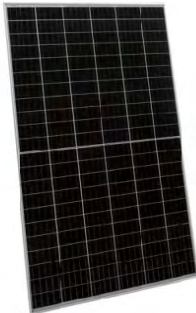


### **Sungrow SG5K-D Premium**

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

84 Warden Street, Richmond

30 March 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **84 Warden Street, Richmond**.

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 **\$475 - \$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.



**Megan Looyer**

Business Development Manager

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E [megan.looyer@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

W [grenadierrentshop.co.nz](http://grenadierrentshop.co.nz)

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

**BROOKSFIELD**  
LIVING

**Harcourts** Grenadier Rent Shop

# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2	1.5	1 Carpark	71 m <sup>2</sup>	142 m <sup>2</sup>	\$609,000.00
House 2	2	1.5	1 Carpark	71 m <sup>2</sup>	93 m <sup>2</sup>	\$609,000.00
House 3	2	1.5	1 Carpark	71 m <sup>2</sup>	93 m <sup>2</sup>	\$609,000.00
House 4	2	1.5	1 Carpark	71 m <sup>2</sup>	104 m <sup>2</sup>	\$609,000.00

Expected Start

January 2022

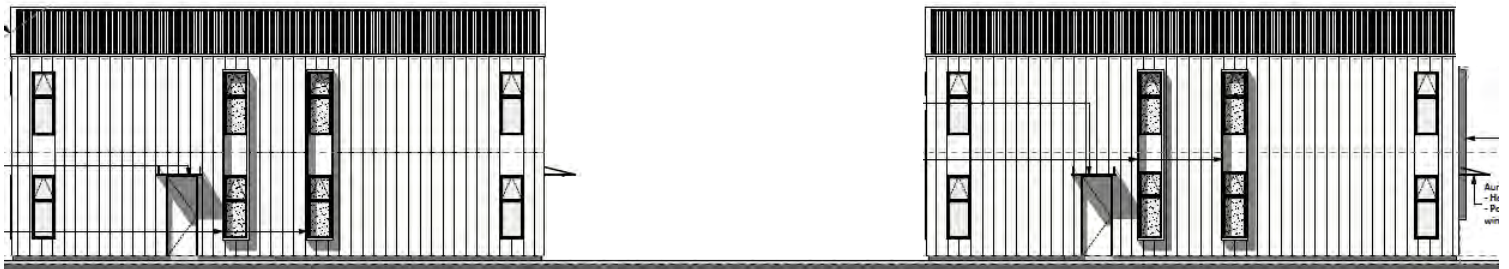
Expected Completion

June 2022

Title Type

Fee Simple

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



BROOKSFIELD  
— TOWNHOUSES —

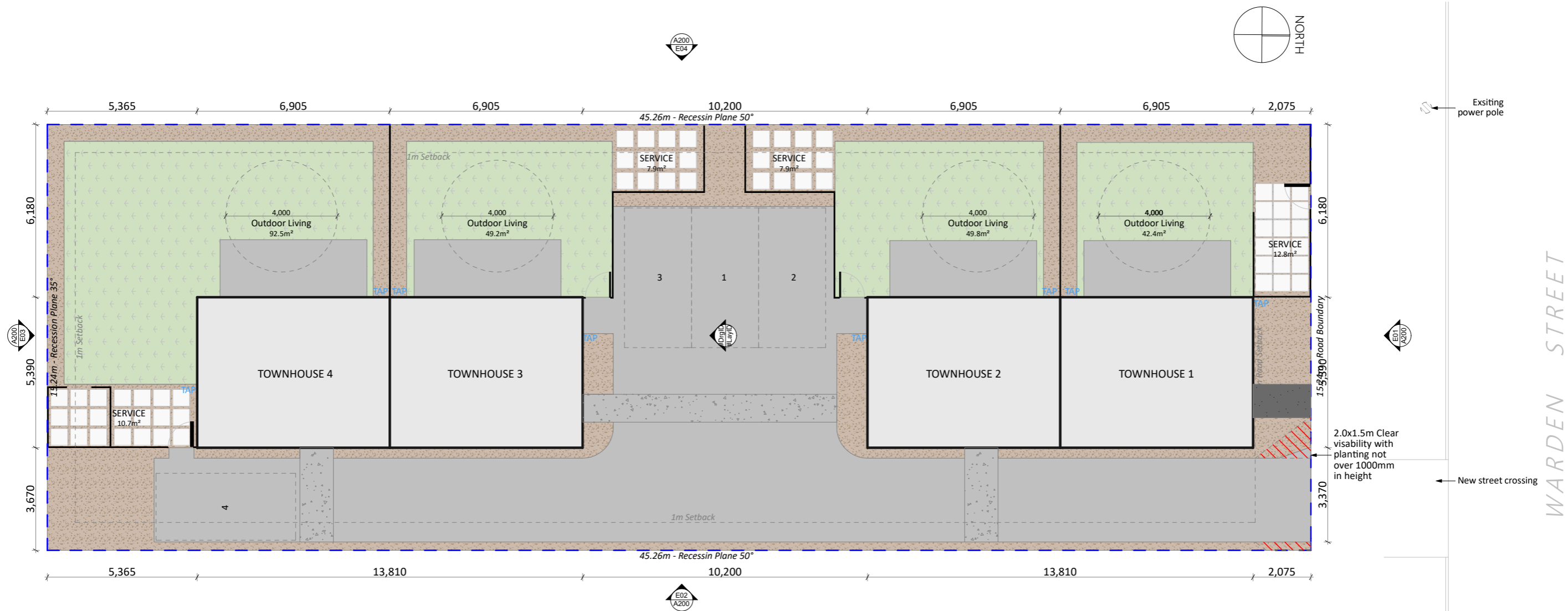
**SHEET INDEX**

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLANS
A101	FIRST FLOOR PLANS
A200	ELEVATIONS
A300	RENDERS



**W a r d e n   S t r e e t   T o w n h o u s e s**  
8 4   W a r d e n   S t r e e t ,   R i c h m o n d ,   C h r i s t c h u r c h



**O. SITE PLAN**  
SCALE 1:150

**SITE PLAN LEGEND**

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area  
Plain sponge finish concrete, 200mm cut board with black tint seal, 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  
Refer to Landscape Design for further detail.
- Outdoor tap  
- Brass outdoor hose tap

**LEGEND - LEVELS**

- Proposed Finished Ground / Surface Level
- Existing Ground Level

**BROOKSFIELD**  
LIVING

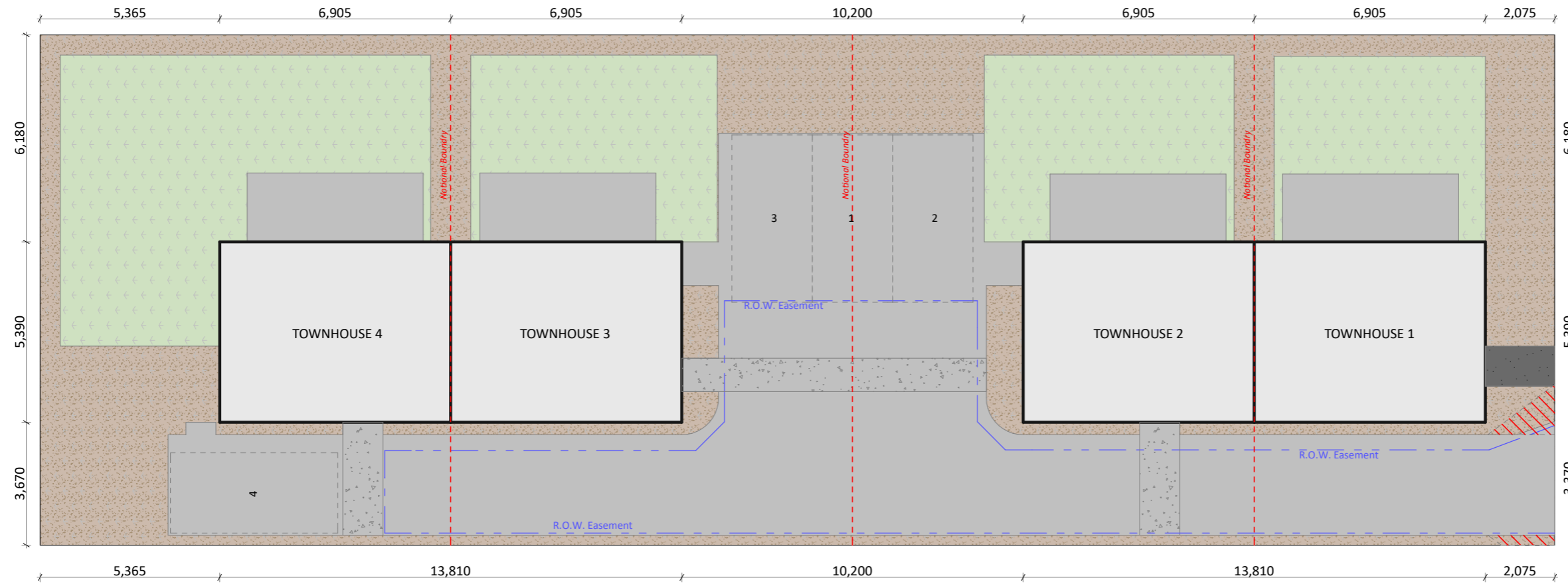
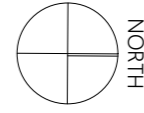
PROJECT NAME  
Warden Street Townhouses

PROJECT ADDRESS  
84 Warden Street  
Richmond  
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.  
SITE PLAN



WARDEN STREET

**0. SITE BOUNDARY PLAN**  
SCALE 1:150

**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.

TOWNHOUSE 1:	TOWNHOUSE 2:	TOWNHOUSE 3:	TOWNHOUSE 4:
Property Area: 142.0m <sup>2</sup>	Property Area: 92.3m <sup>2</sup>	Property Area: 92.3m <sup>2</sup>	Property Area: 103.9m <sup>2</sup>
Ground Floor Area: 36.4m <sup>2</sup>	Ground Floor Area: 36.4m <sup>2</sup>	Ground Floor Area: 36.4m <sup>2</sup>	Ground Floor Area: 36.4m <sup>2</sup>
First Floor Area: 34.4m <sup>2</sup>	First Floor Area: 34.4m <sup>2</sup>	First Floor Area: 34.4m <sup>2</sup>	First Floor Area: 34.4m <sup>2</sup>
Total Floor Area: 70.8m <sup>2</sup>	Total Floor Area: 70.8m <sup>2</sup>	Total Floor Area: 70.8m <sup>2</sup>	Total Floor Area: 70.8m <sup>2</sup>

**BROOKSFIELD**  
LIVING

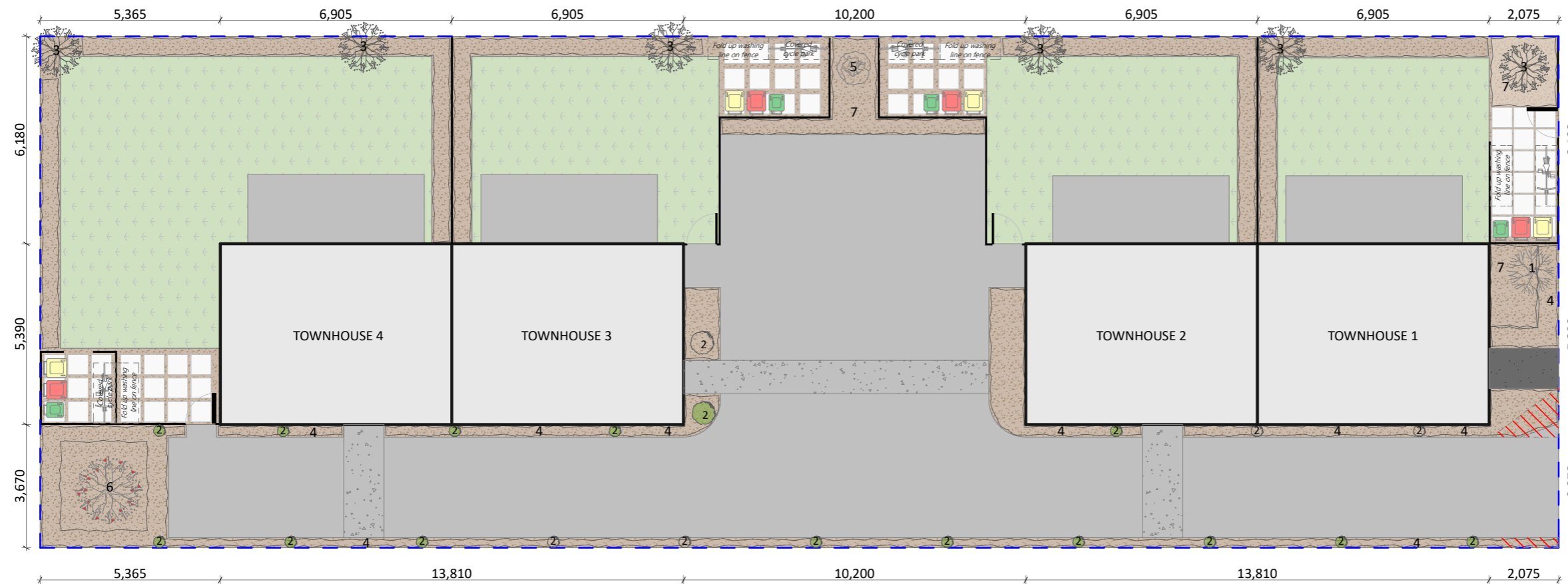
PROJECT NAME  
Warden Street Townhouses

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Richmond  
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.  
SITE BOUNDARY PLAN

















**0. LANDSCAPING PLAN**  
SCALE 1:150

**LANDSCAPING LEGEND**

- Grass / lawn Area
- Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished
- Bark Area  
- medium bark chip finished
- Paver  
- 600x600 concrete pavers

**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  
 - For planting refer to **Plant Legend**

**PLANT LEGEND**

						
TYPE 1 - CHERRY BLOSSOM TREE " <i>Prunus 'Accolade'</i> "	TYPE 2 - CONIFER " <i>Thuja occidentalis 'Pyramidalis'</i> "	TYPE 3 - PIN OAK " <i>Quercus palustris'</i> "	TYPE 4 - CHERRY LAUREL " <i>Prunus laurocerasus'</i> "	TYPE 5 - COMMON LIME TREE " <i>Tilia x europaea'</i> "	TYPE 6 - MAGNOLIA TREE " <i>Magnolia campbellii'</i> "	TYPE 7 - NATIVE GROUND COVER MIX Tractor seat, Mondo grass, Jasmine, etc.
						



Letterbox  
- 4x Box Design letterbox on front boundary fence with Street number and unit lettering

**BROOKSFIELD**  
LIVING

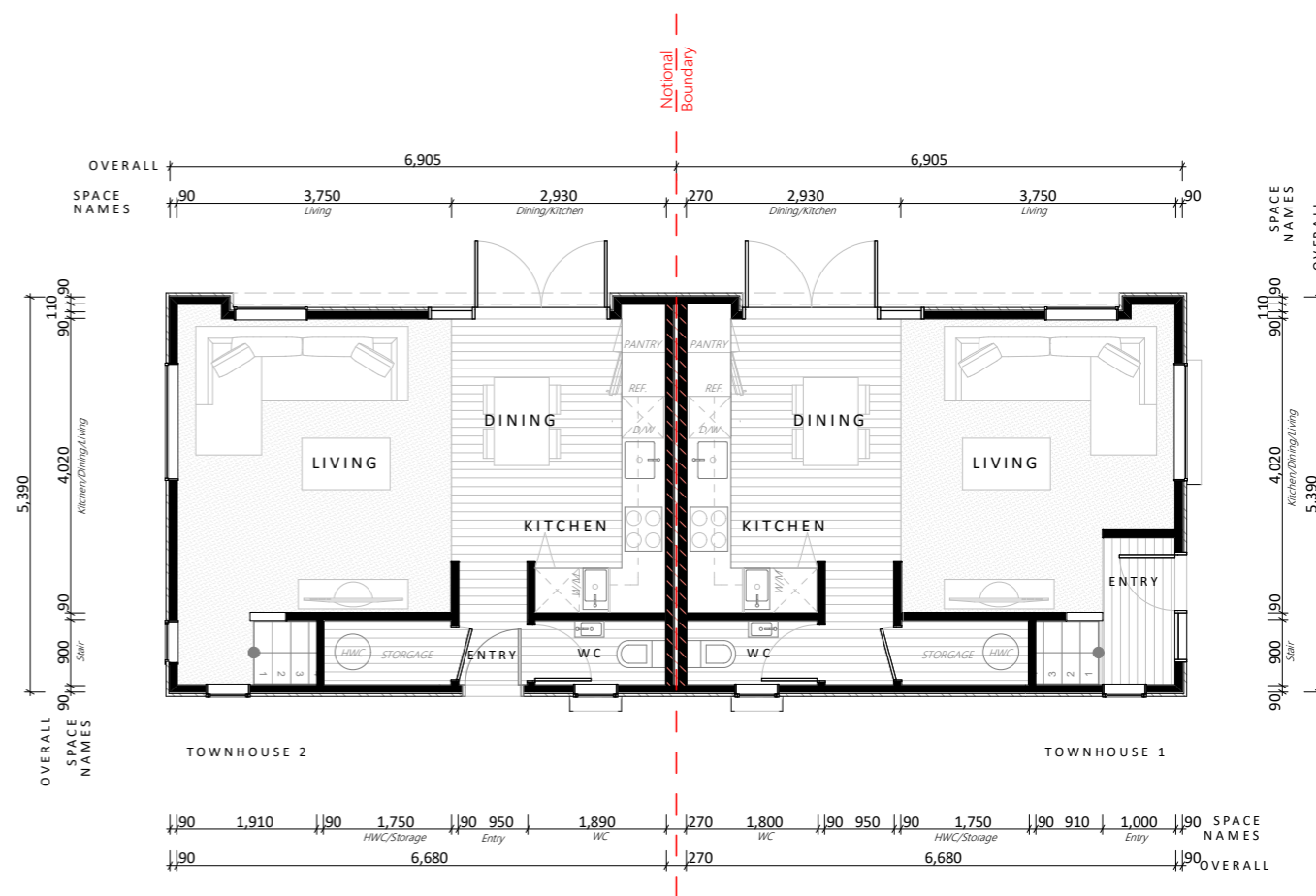
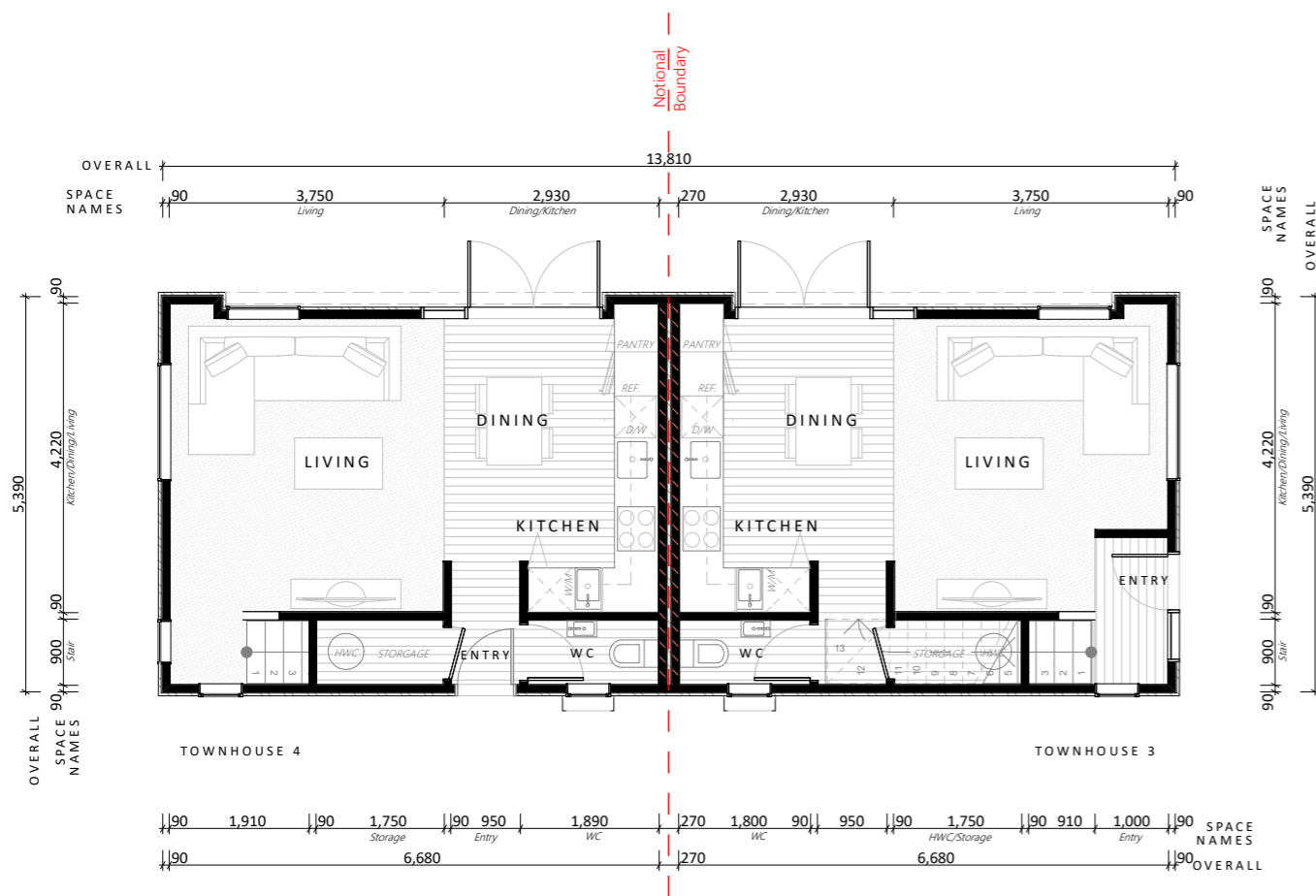
PROJECT NAME  
Warden Street Townhouses

PROJECT ADDRESS  
84 Warden Street  
Richmond  
Christchurch

DRAWING NO. REVISION



A003 A

DRAWING NO.  
LANDSCAPING PLAN



**1. GROUND FLOOR PLAN**  
SCALE 1:100

**LEGEND - WALLS**

-  90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - Architect Roof Company TARC Snap Lock vertical wall cladding
-  90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - James Hardie Linea Oblique weatherboard (200mm vertical)
-  90mm Timber Framed wall (internal wall)
  - 10mm GIB Board internal lining both sides
-  Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
  - 10mm GIB Board internal lining to both sides

**WALL NOTES:**

- All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.
- All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise
- 90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding
- Top Plate Fixing:** Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
- Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

**GENERAL NOTES:**

- All entries and exits to be in accordance with NZBC D1/AS1.
- Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.
- Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.
- Kitchen bench top to comply with NZBC G3/AS1.
- Refer to Door and Window schedules for lintel sizes.
- Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.
- Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)
- All exposed fixings to be stainless steel
- Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.
- Contractor to furnish and install all hardware unless noted otherwise.
- Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Warden Street Townhouses

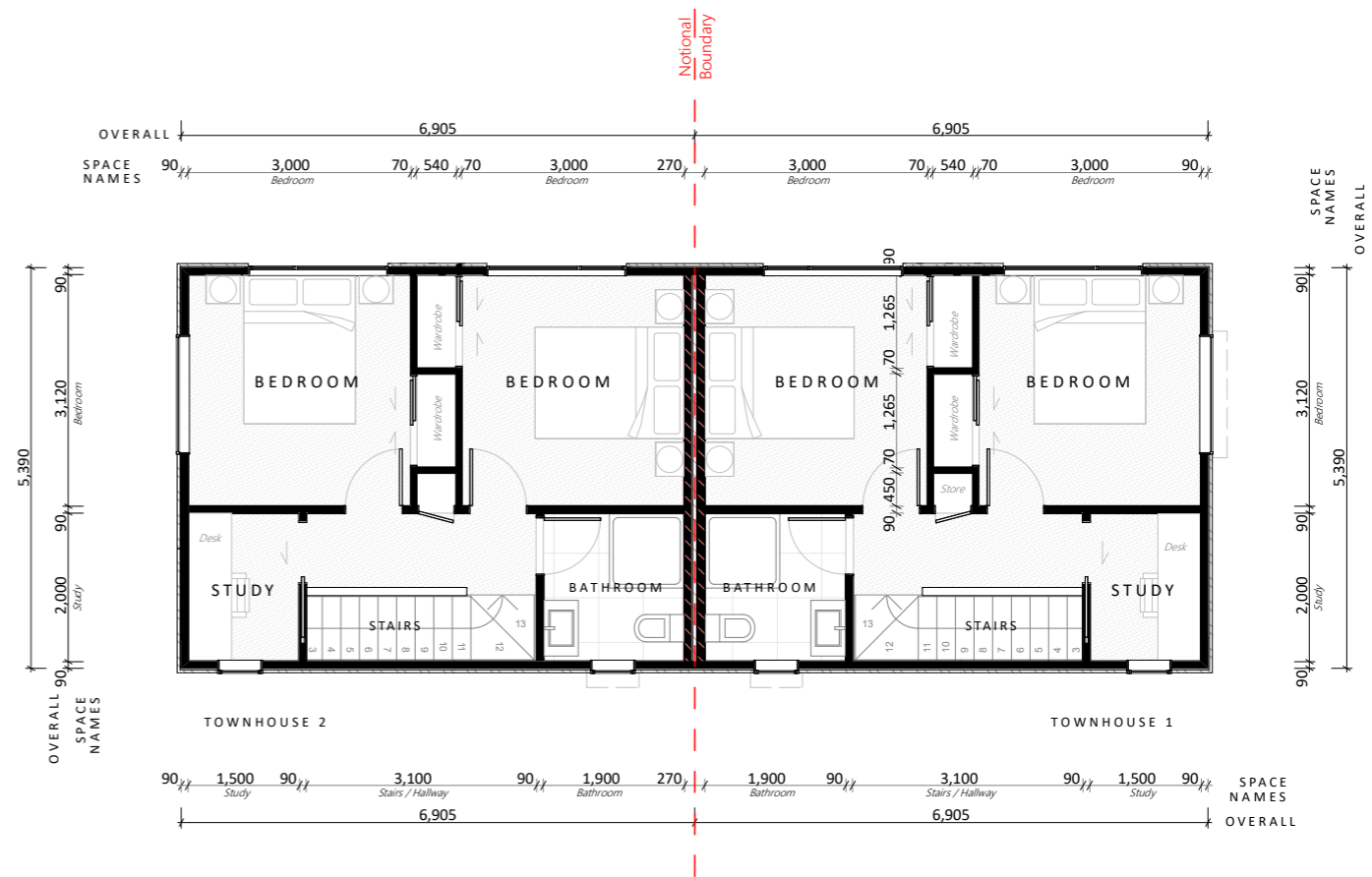
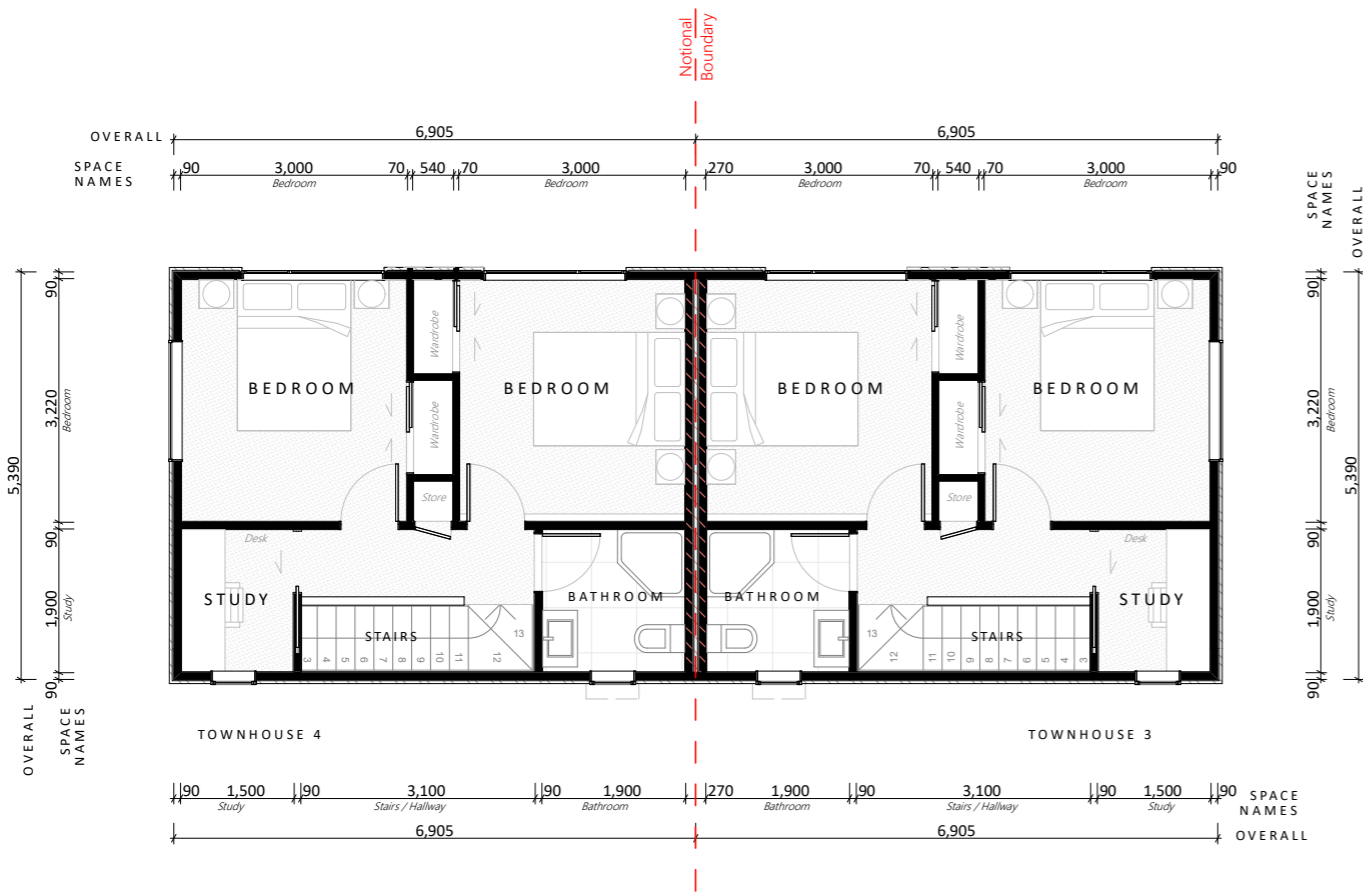
PROJECT ADDRESS  
84 Warden Street  
Richmond  
Christchurch

DRAWING NO. REVISION

**A100** **A**

DRAWING NO.  
**GROUND FLOOR PLANS**





**2. FIRST FLOOR PLAN**  
SCALE 1:100

**LEGEND - WALLS**



90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- Architect Roof Company TARC Snap Lock vertical wall cladding



90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- James Hardie Linea Oblique weatherboard (200mm vertical)



90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides



Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications  
- 10mm GIB Board internal lining to both sides

**WALL NOTES:**

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

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**Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

**GENERAL NOTES:**

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

**BROOKSFIELD**  
LIVING

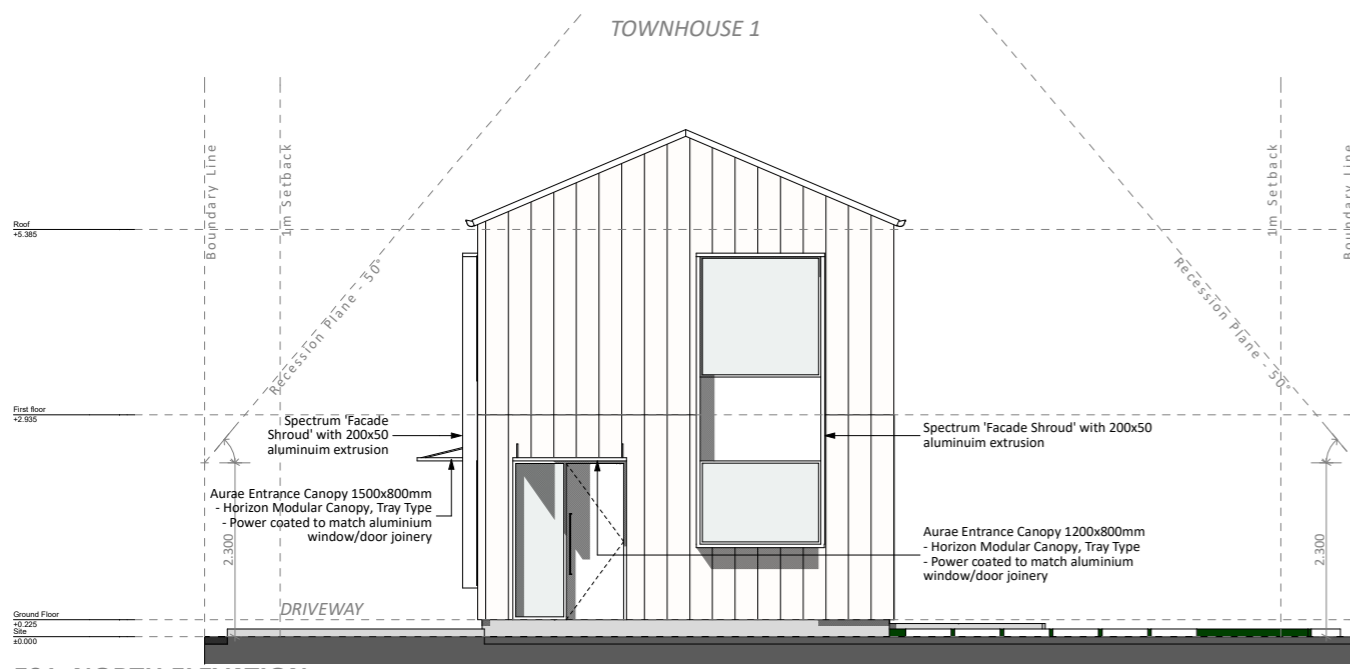
PROJECT NAME  
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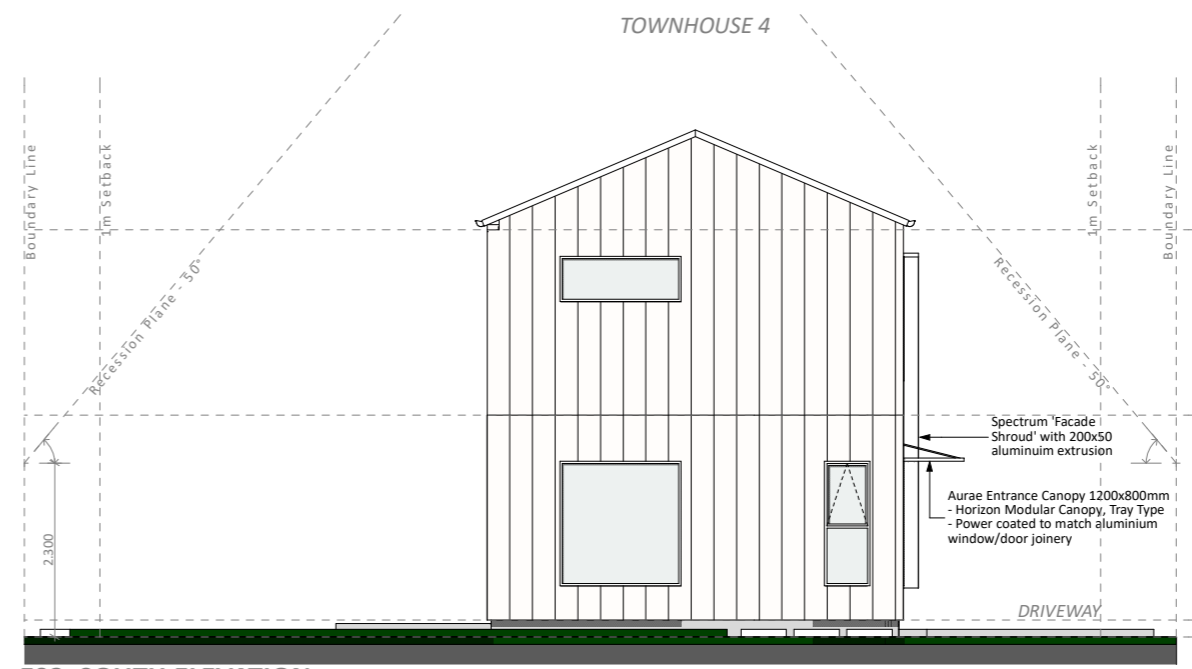
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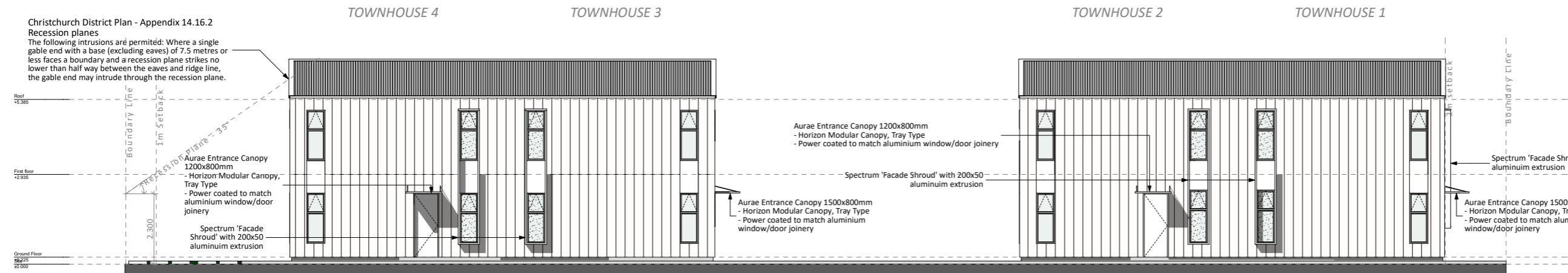
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FIRST FLOOR PLANS



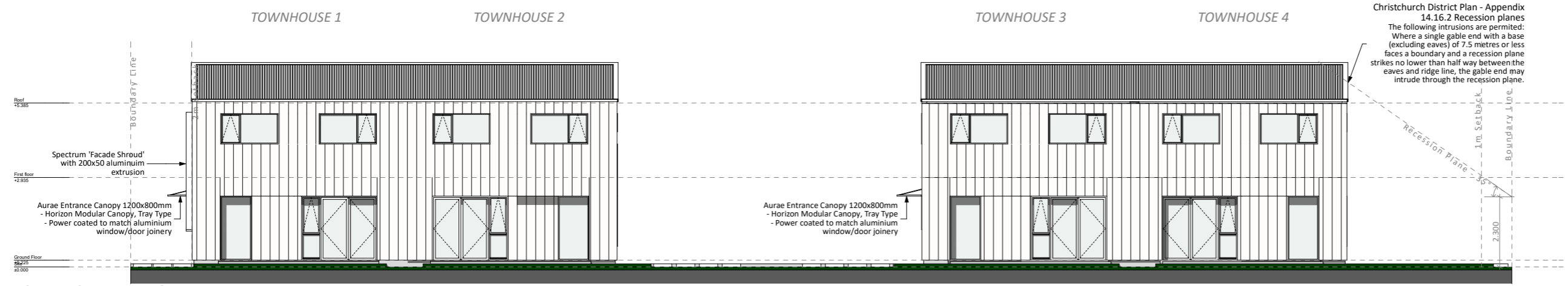
**E01 NORTH ELEVATION**  
SCALE 1:100



**E03 SOUTH ELEVATION**  
SCALE 1:100







**E02 EAST ELEVATION**  
SCALE 1:150



**E04 WEST ELEVATION**  
SCALE 1:150

**LEGEND**

-  **Roof**  
Dimond Corrugate Colorsteel  
Endura roof cladding over  
Thermokraft Covertex roof underlay  
- White finish
-  **Verical Sheet**  
Architect Roof Company TARC Snap  
Lock vertical wall Cladding, 460mm  
width panel, installed as per  
manufacturers specifications on  
20mm drained cavity system over  
wall underlay - White finish
-  **Fibre Cement Sheet**  
James Hardie Hardieflex Sheet  
installed as per manufacturers  
specifications on 20mm drained  
cavity system over wall underlay -  
White finish
-  **Permanently Obscured Glass**  
As required by Christchurch District  
Plan 14.4.2.8

Gutter with finish to match roofing  
fixed to fascia. Falls as shown on  
roof plan

Downpipes to be 80Ø, finish &  
colour to match roofing (UNO)

APL powder coated aluminium  
exterior windows and doors in  
selected finish  
- Double glazed windows and doors  
with Grade A safety glass to all  
glazing within 800mm above  
finished floor level, or in wet areas  
in accordance with NZBC F2/AS1

Christchurch District Plan - Appendix  
14.16.2 Recession planes  
The following intrusions are permitted:  
Where a single gable end with a base  
(excluding eaves) of 7.5 metres or less  
faces a boundary and a recession plane  
strikes no lower than half way between the  
eaves and ridge line, the gable end may  
intrude through the recession plane.

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Warden Street Townhouses

PROJECT ADDRESS  
84 Warden Street  
Richmond  
Christchurch

DRAWING NO. **A200** REVISION **A**

DRAWING NO.  
ELEVATIONS



*Street Render 1*

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**BROOKSFIELD**  
LIVING

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PROJECT NAME  
Warden Street Townhouses

PROJECT ADDRESS  
84 Warden Street  
Richmond  
Christchurch

DRAWING NO.	REVISION
A300	A

DRAWING NO.  
RENDERS

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