

BROOKSFIELD

*867 Colombo Street*

# 867 Colombo Street

*8 Cottages in Christchurch Central City*



*Renders*








*Renders*



*General Information*

867 Colombo Street is another exceptional display of our Cottage Revival homes.

*Price List*

	 BEDROOMS	 BATHROOMS	 CARPARK	 SIZE	 PRICE
The Gatehouse	3	2.5	Carpark	100	\$799,000
St Mary's Cottage	2	1.5	Carpark	76	\$699,000
Banks Cottage	2	1.5	Carpark	77	\$699,000
Laneway Cottage	2	1.5	Carpark	70	\$699,000
Western Cottage	2	1.5	Carpark	70	\$699,000
Hydrangea Cottage	2	1.5	Carpark	70	\$699,000
Rose House	2	1.5	Carpark	70	\$699,000
Gardeners Cottage	1	1	Carpark	53	\$599,000

*Build time**Estimated Start*

NOVEMBER 2024

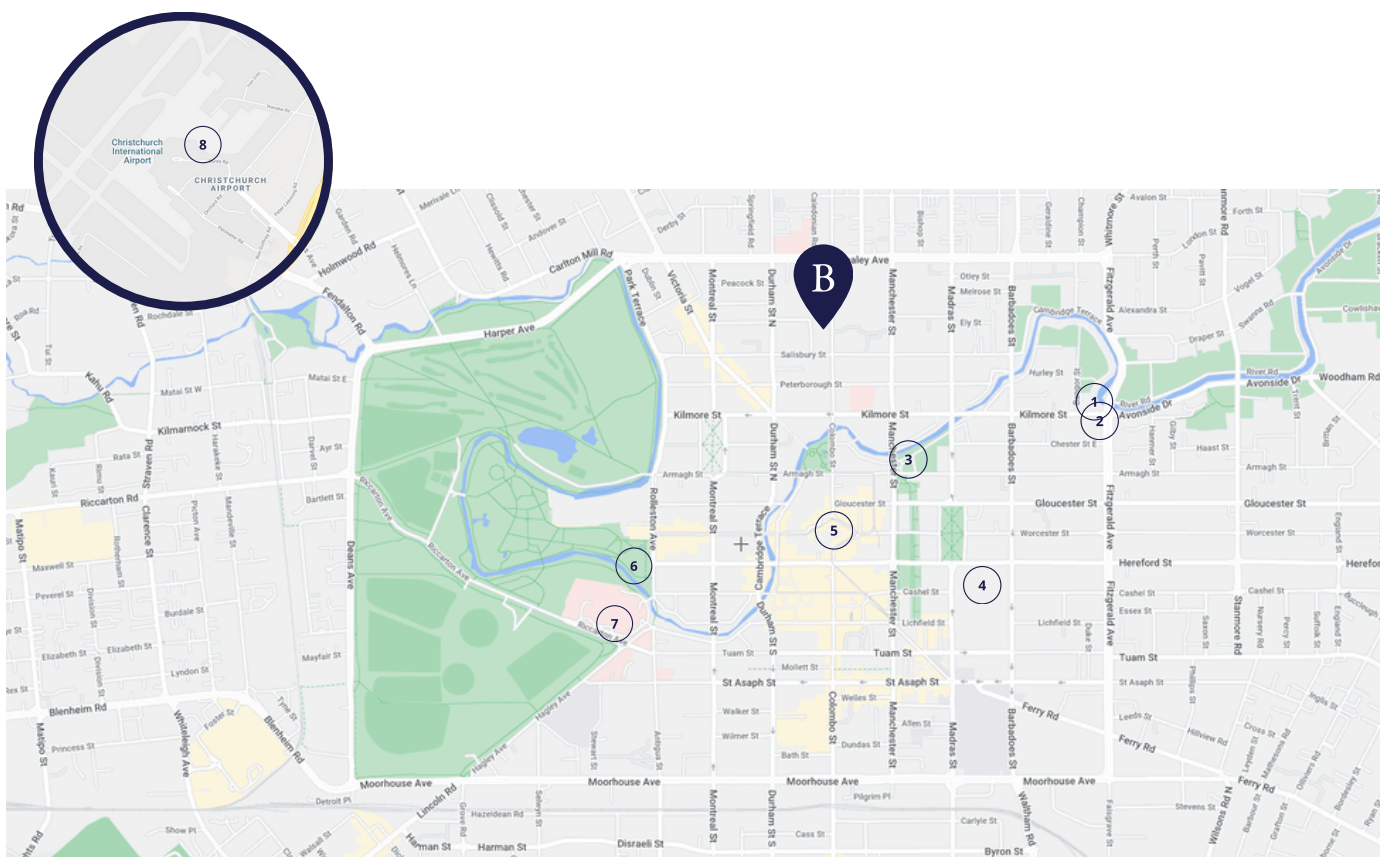
*Estimated Completion*

JULY 2025

9 months

# Location

867 Colombo Street is another exceptional display of our Cottage Homes designed in London by renowned Ben Pentreath Architects. Located in the heart of Christchurch City Centre. There are many popular eateries, retail stores, and recreational activities that are only a short walk from the homes. Below are some of our favourite spots and points of interest close to your next home or investment property.



- ① Child Sister 900m

② Christchurch CBD - 1km

③ Little Poms Bar and Cafe - 1.4km

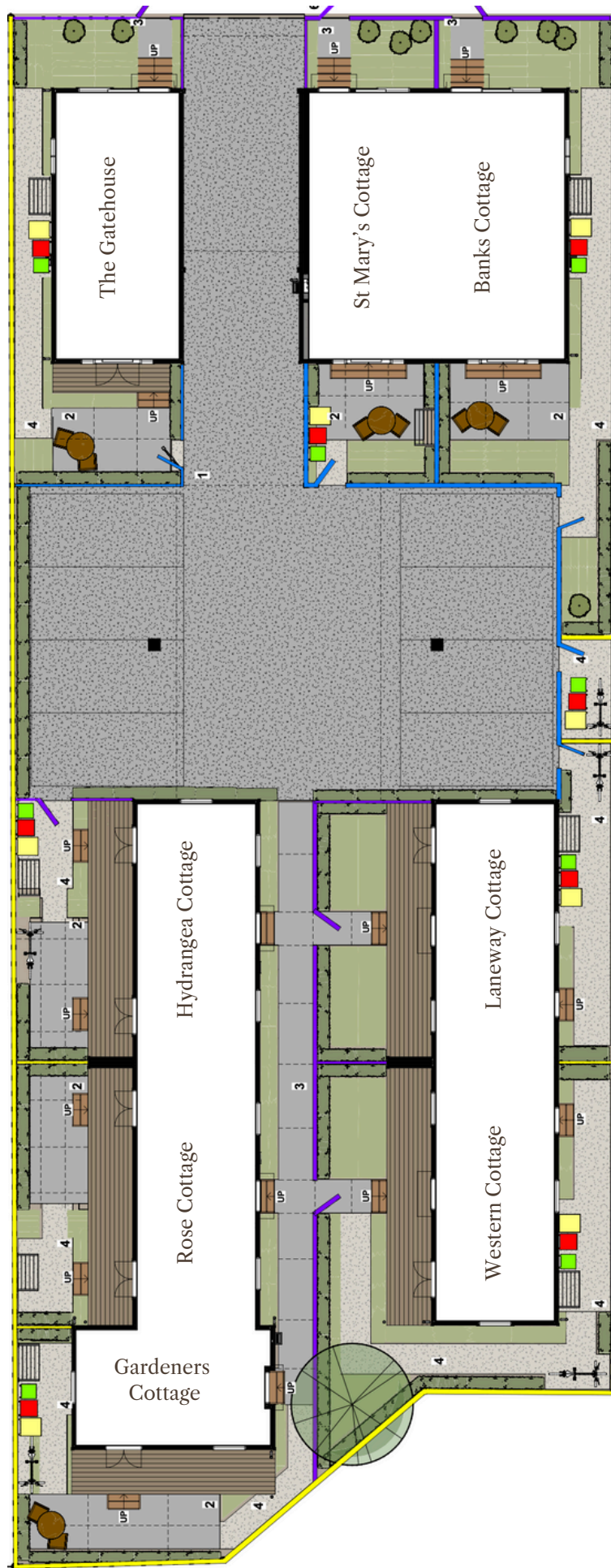
④ Hagley Park & Botanic Gardens - 1.9km
- ⑤ Flow Yoga - 2km

⑥ Te Kaha (Future Stadium) - 2.7km





⑦ Christchurch Hospital - 3.9km

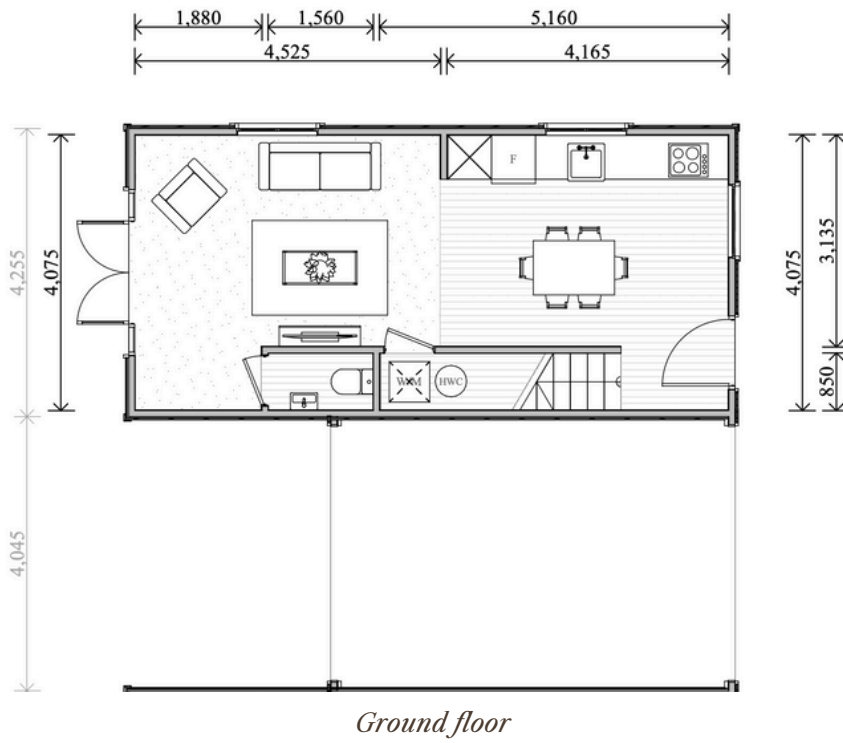
⑧ Christchurch International Airport - 9.2km

# Site Plan

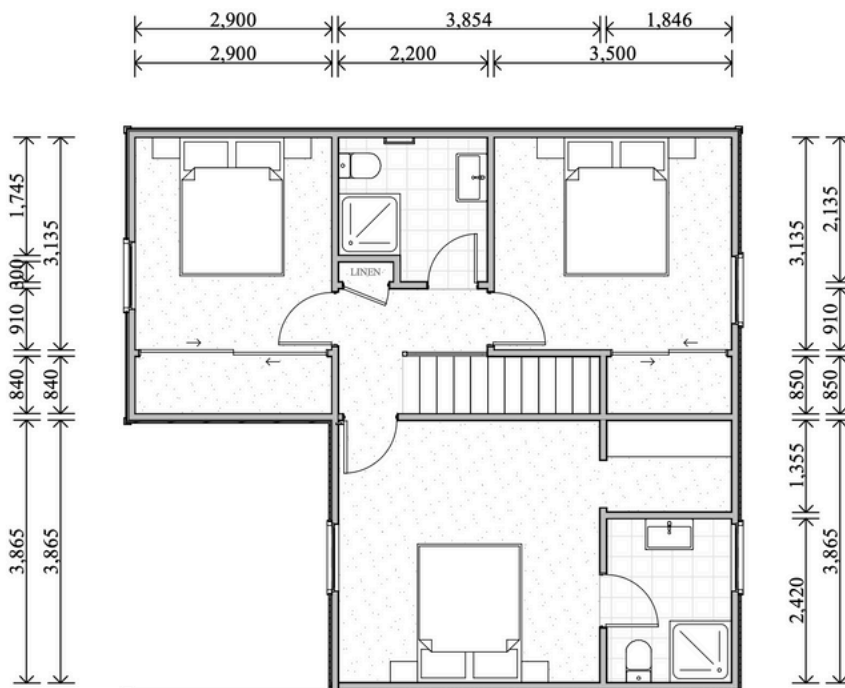


# Floor Plans – The Gatehouse

-  3
-  2.5
-  Carpark
-  100sqm







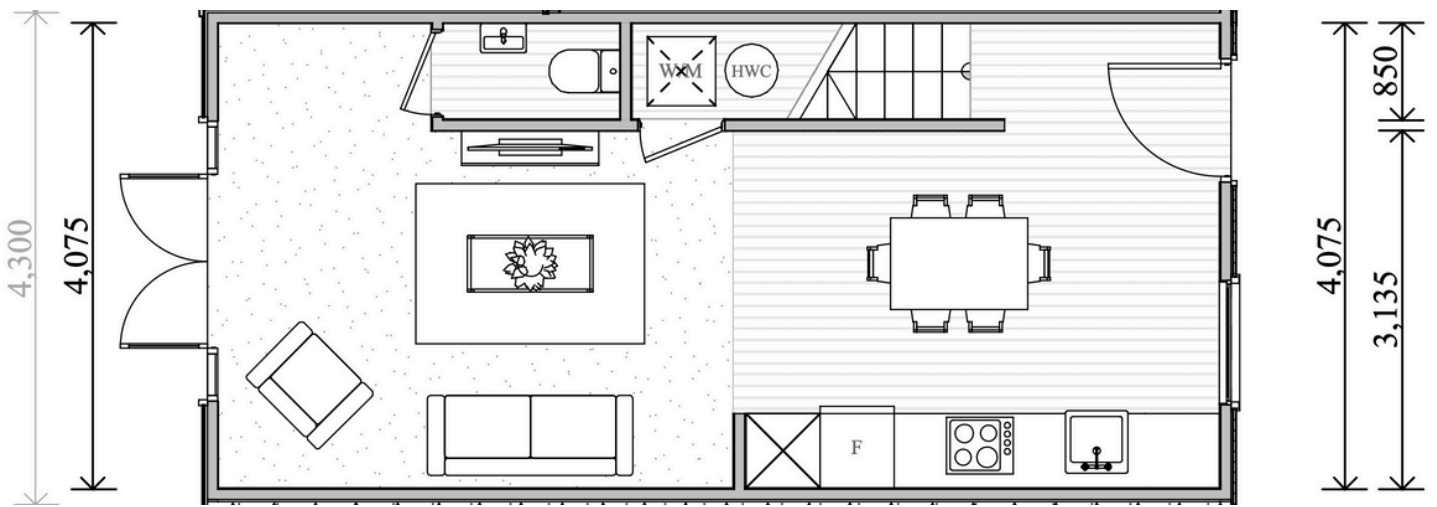
Ground floor



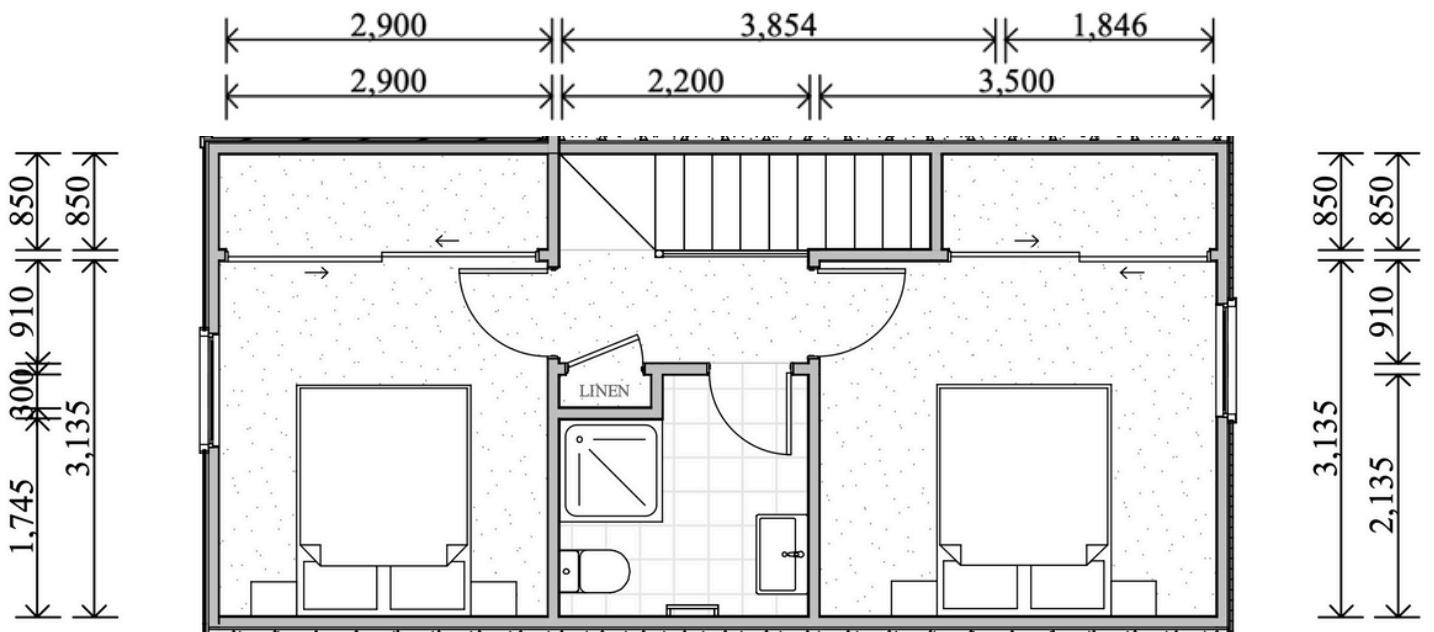
First floor

# Floor Plans – St Mary's Cottage

-  2
-  1.5
-  Carpark
-  76sqm







Ground floor

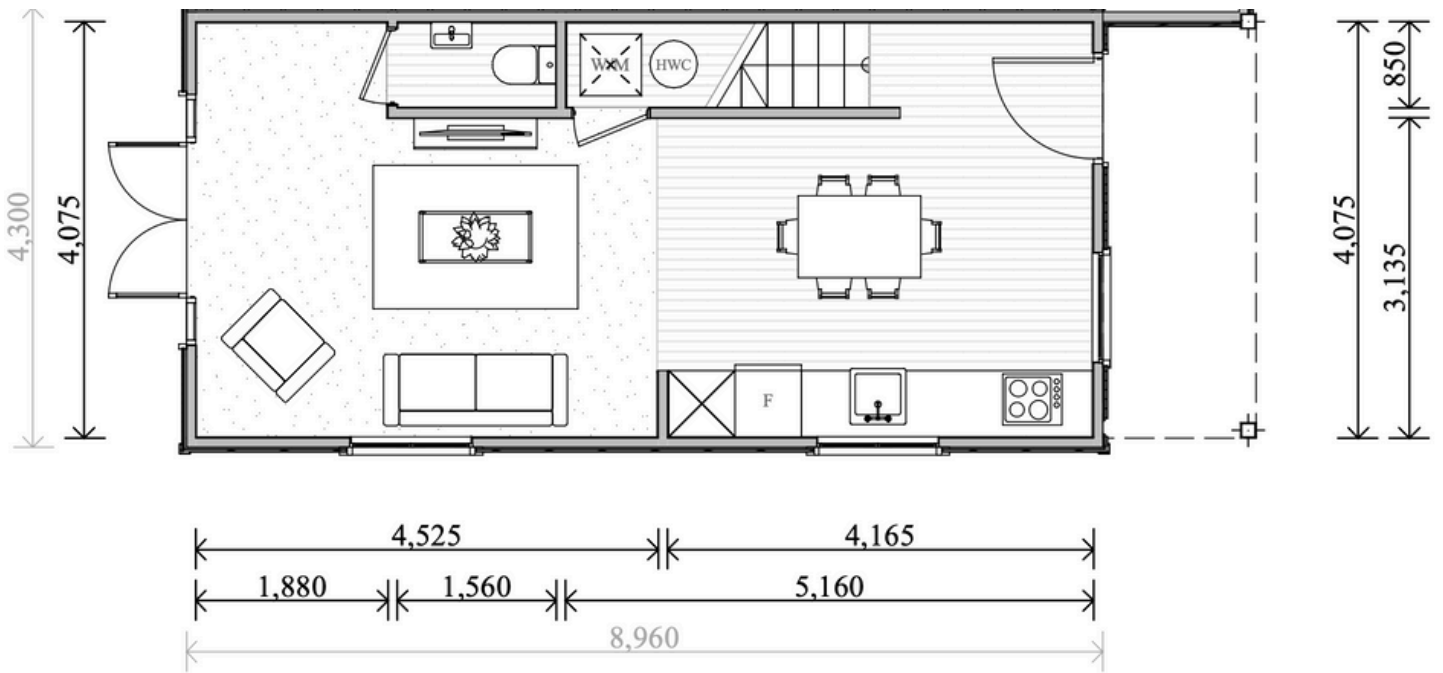


First floor

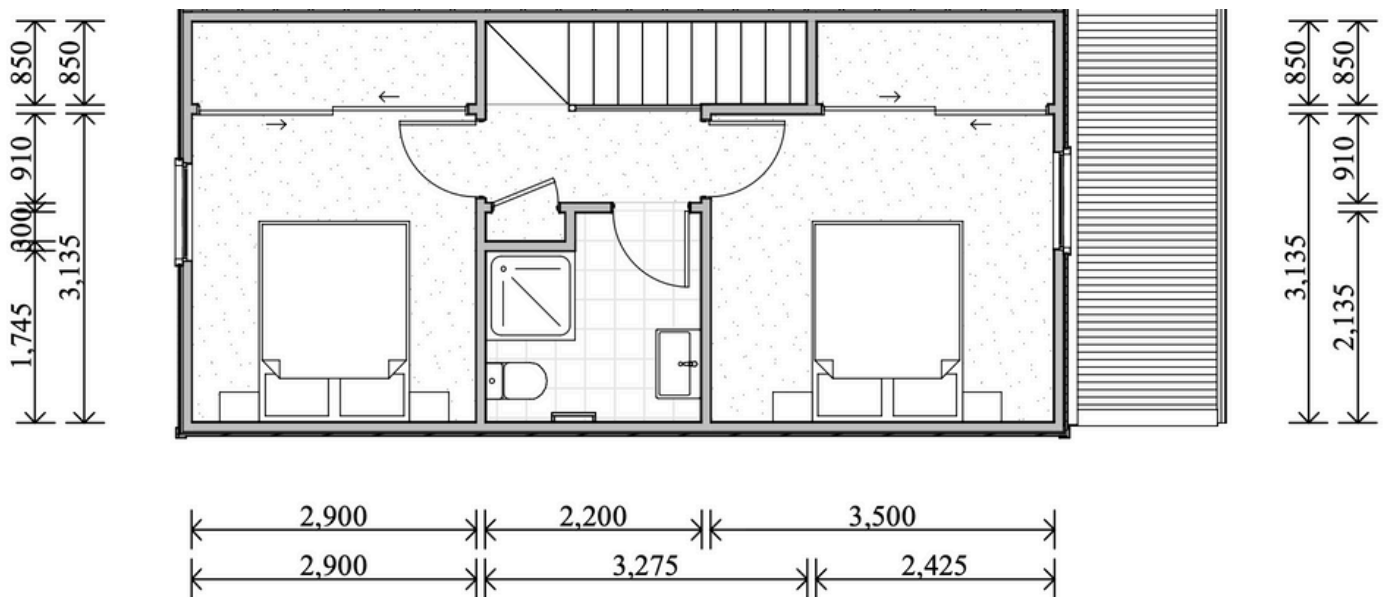


# Floor Plans – Banks Cottage

-  2
-  1.5
-  Carpark
-  77sqm



Ground floor



First floor

# Floor Plans – Laneway Cottage



2



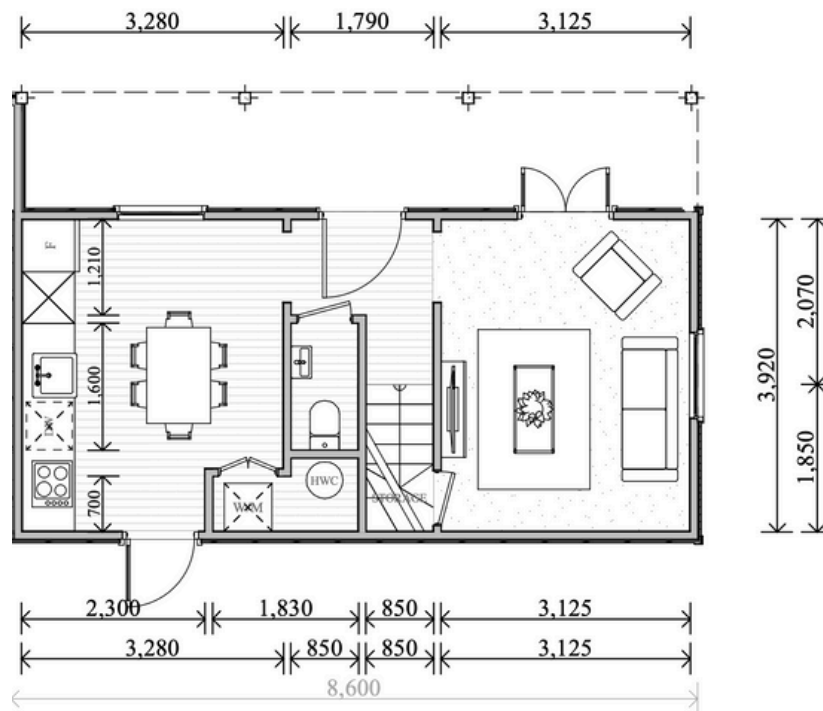
1.5



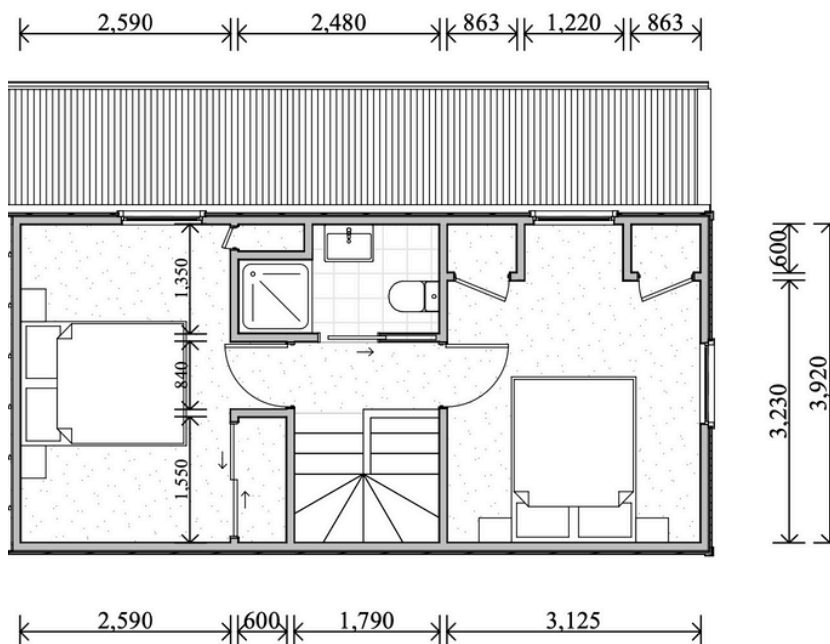
Carpark



70sqm



Ground floor



First floor

# Floor Plans – Western Cottage



2



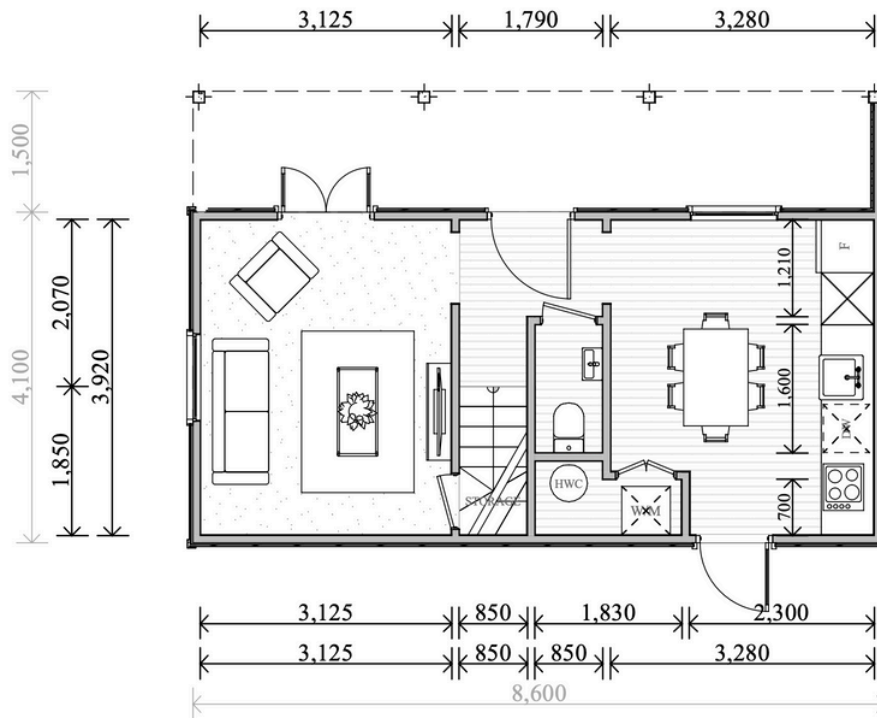
1.5



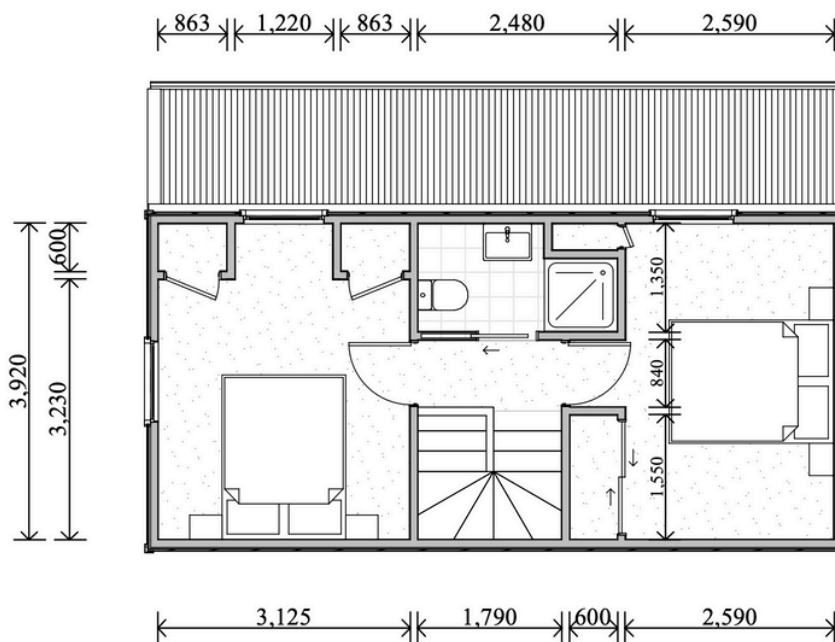
Carpark



70sqm



*Ground floor*



*First floor*

# Floor Plans – Hydrangea Cottage



2



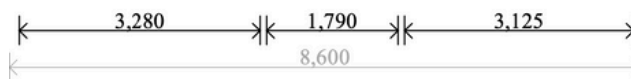
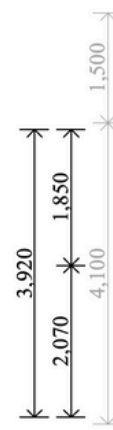
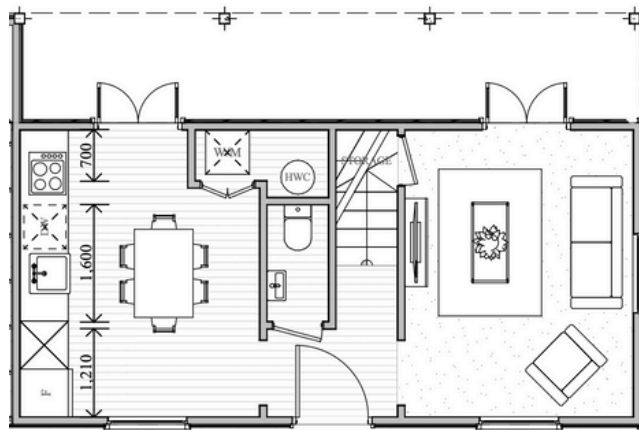
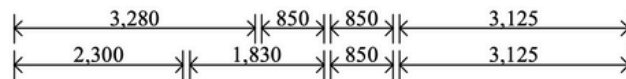
1.5



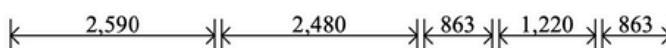
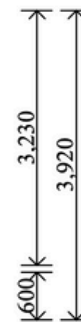
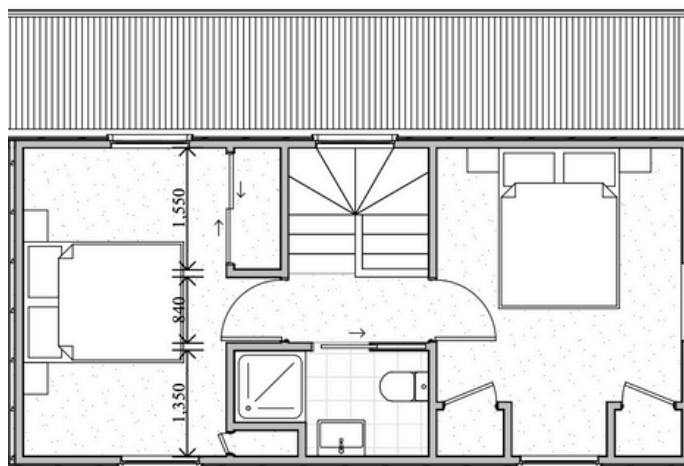
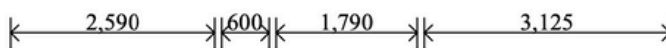
Carpark



70sqm







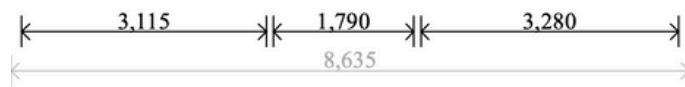
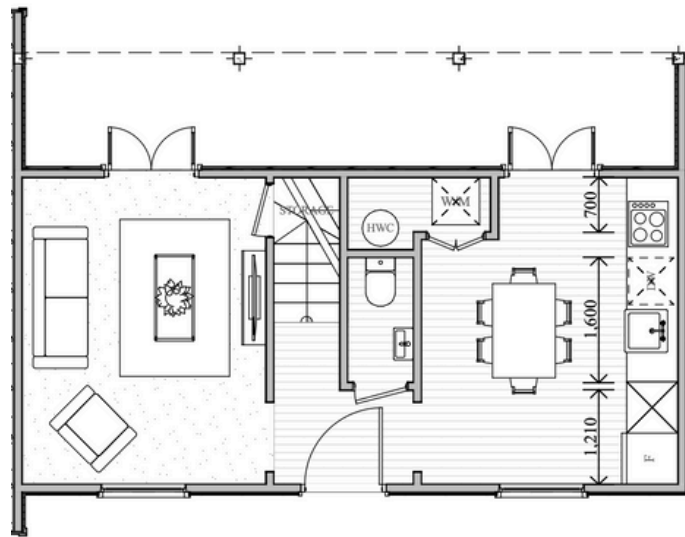
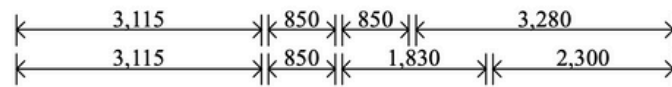
*Ground floor*



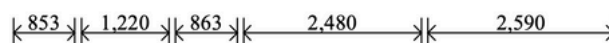
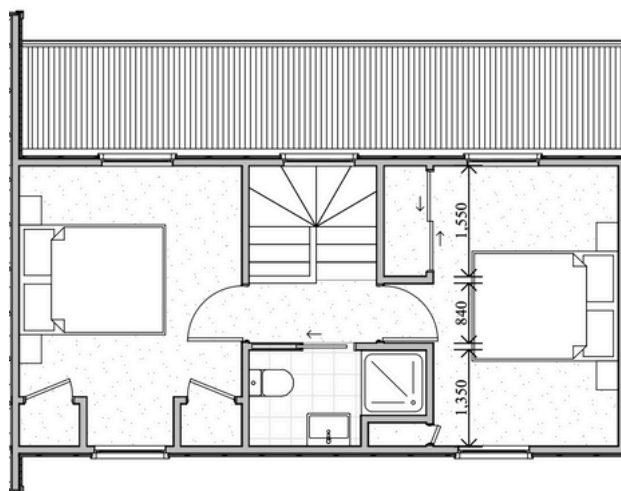
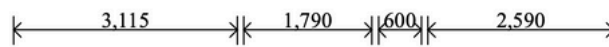
*First floor*

# Floor Plans – Rose House

-  2
-  1.5
-  Carpark
-  70sqm

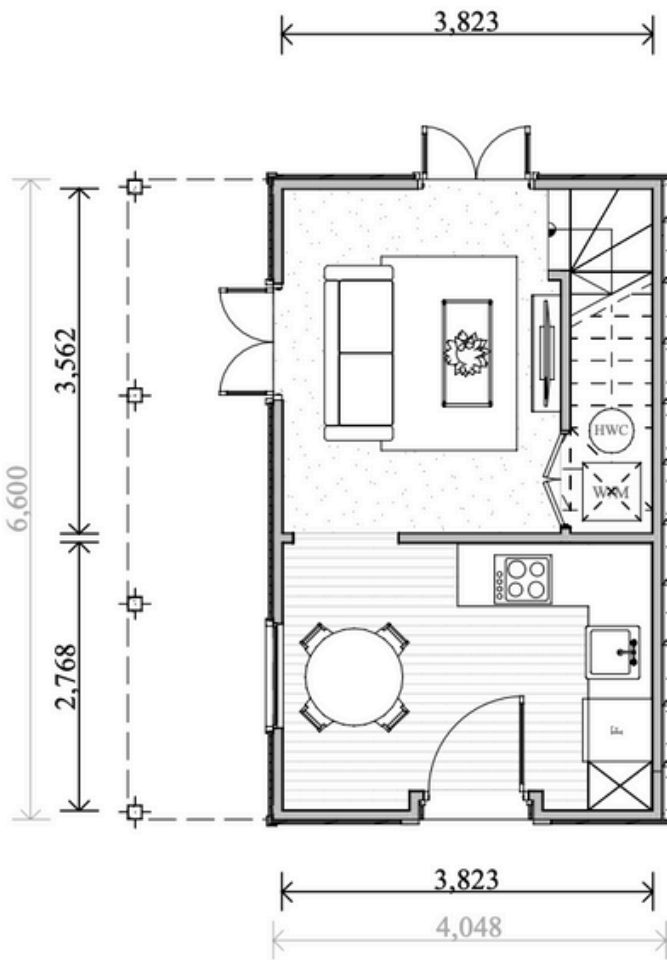
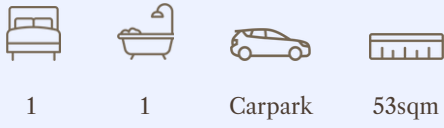


*Ground floor*

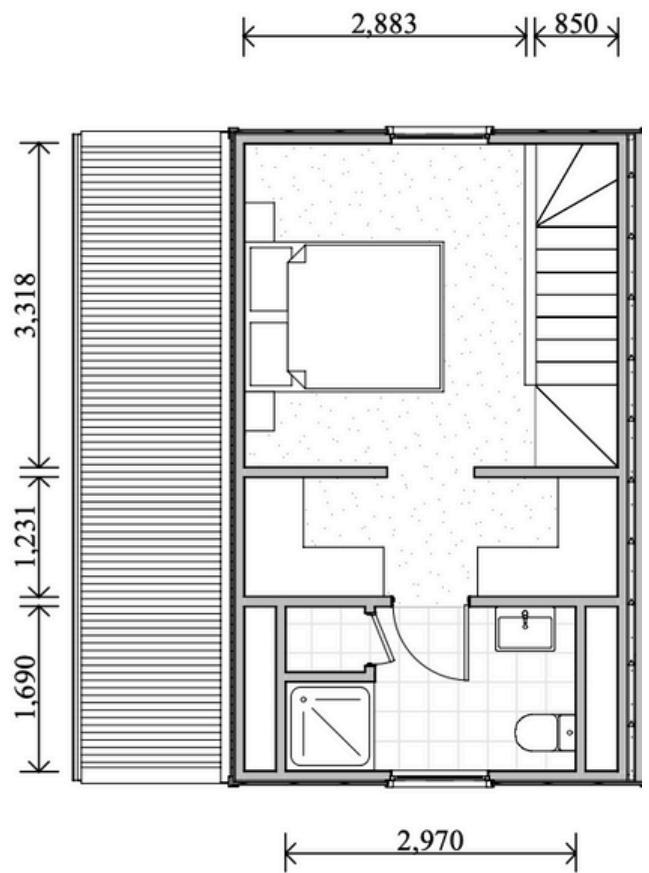


*First floor*

# Floor Plans – Gardeners Cottage

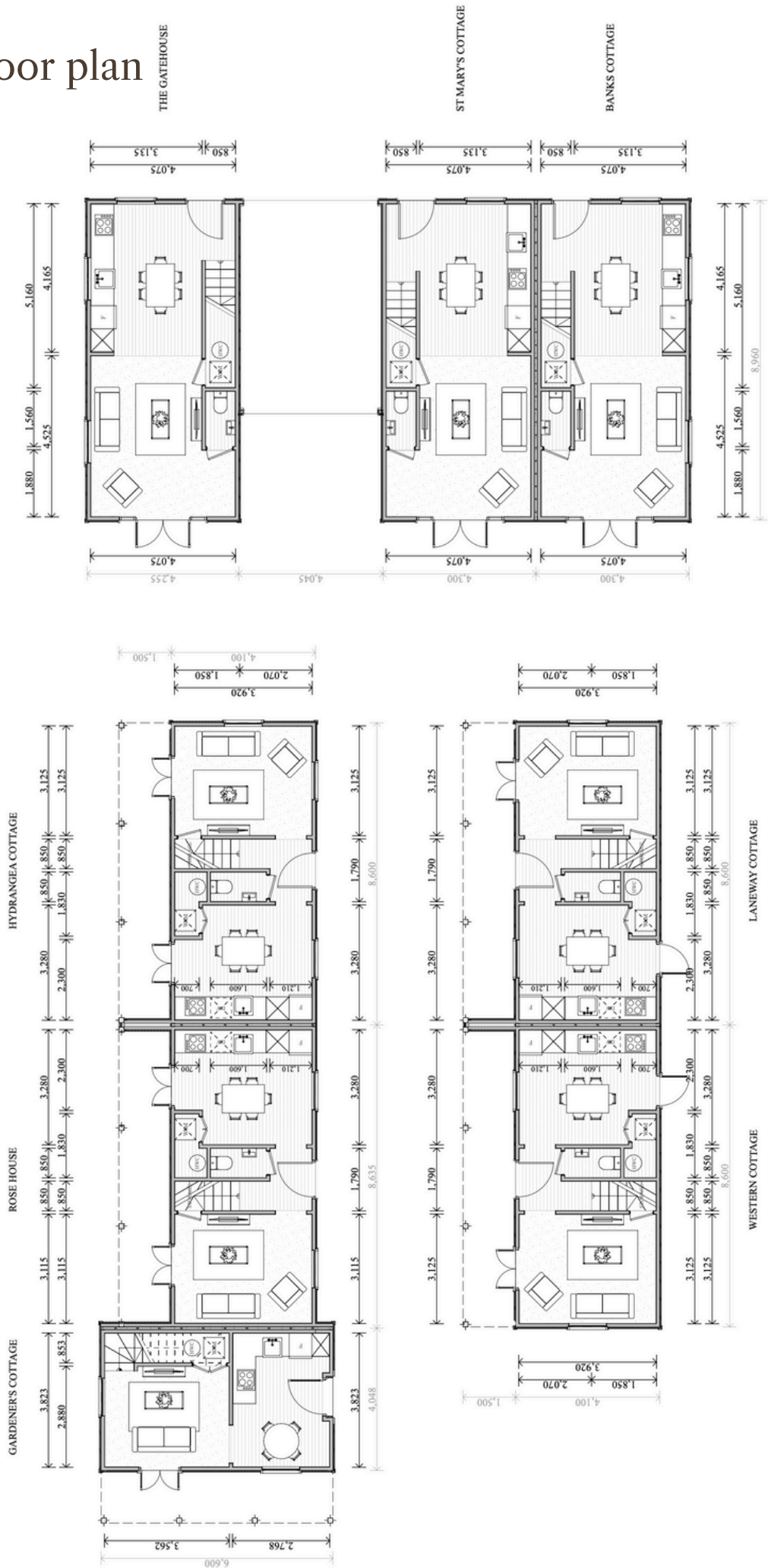


Ground floor

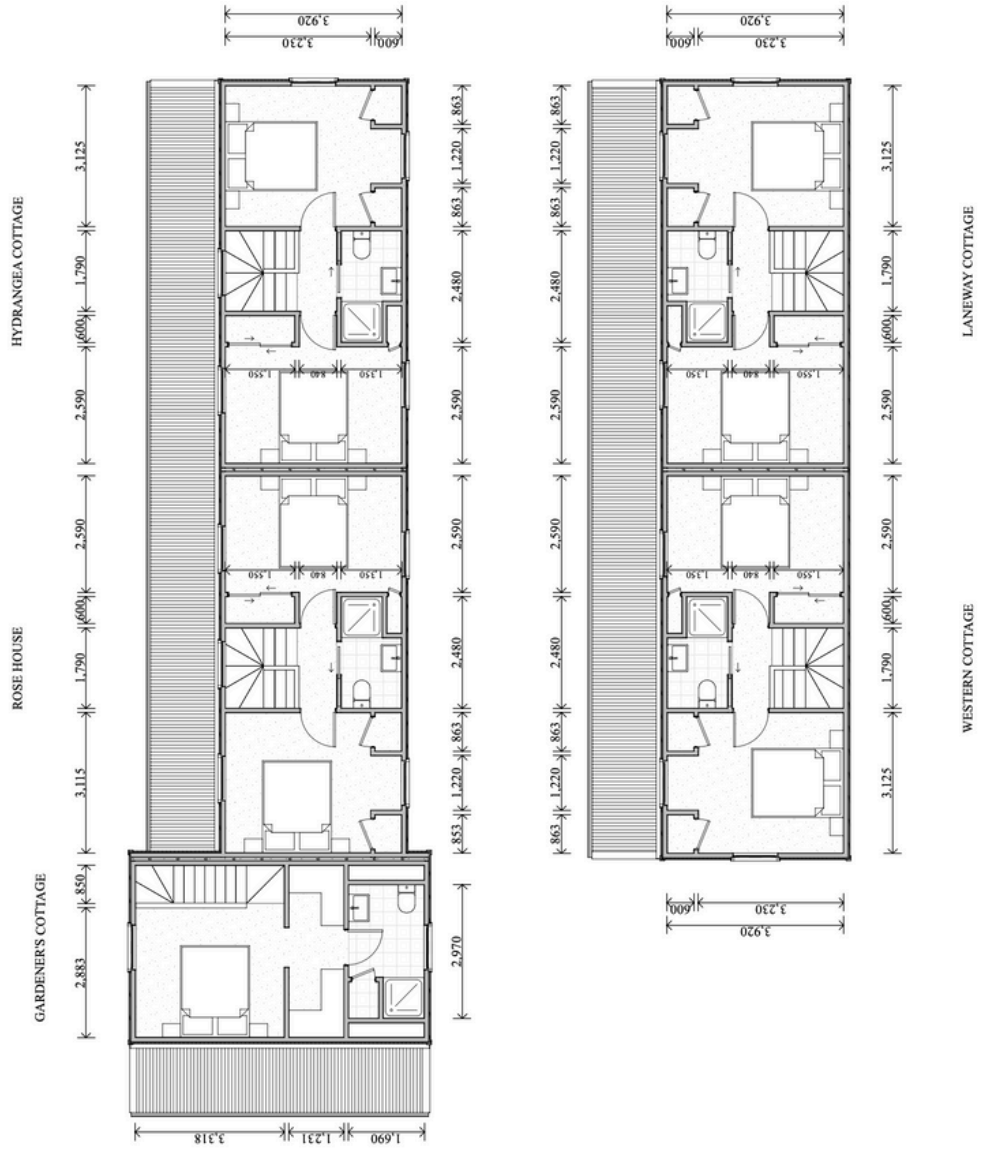


First floor

# Ground floor plan



# First floor plan

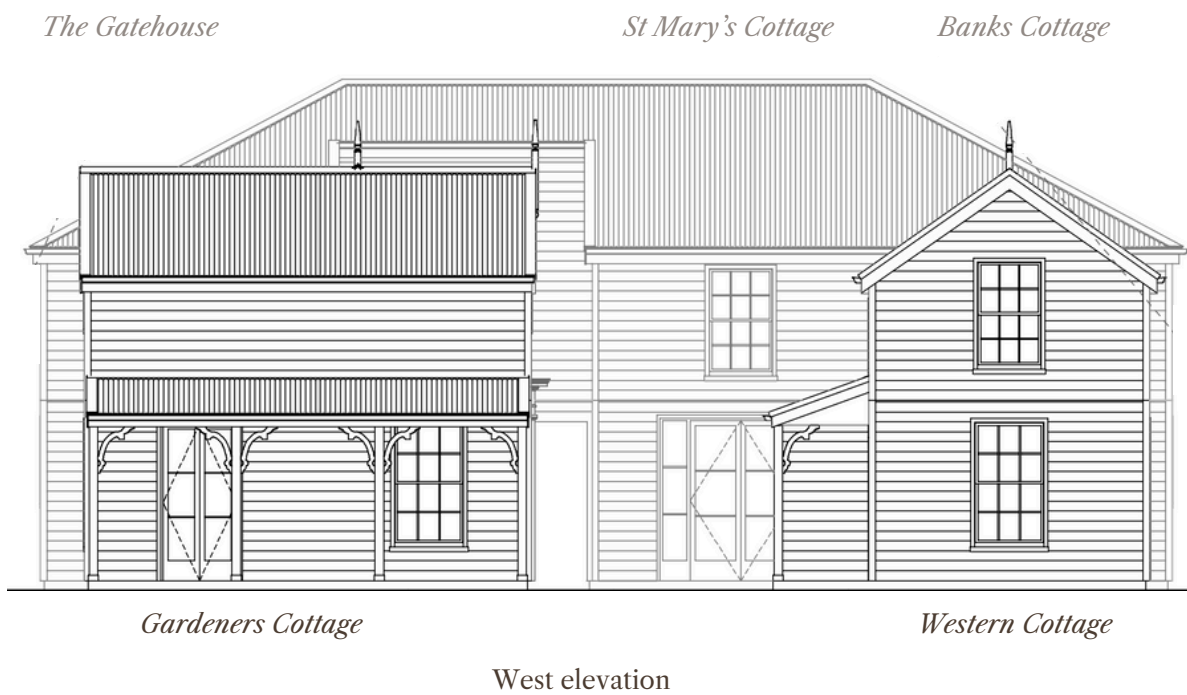
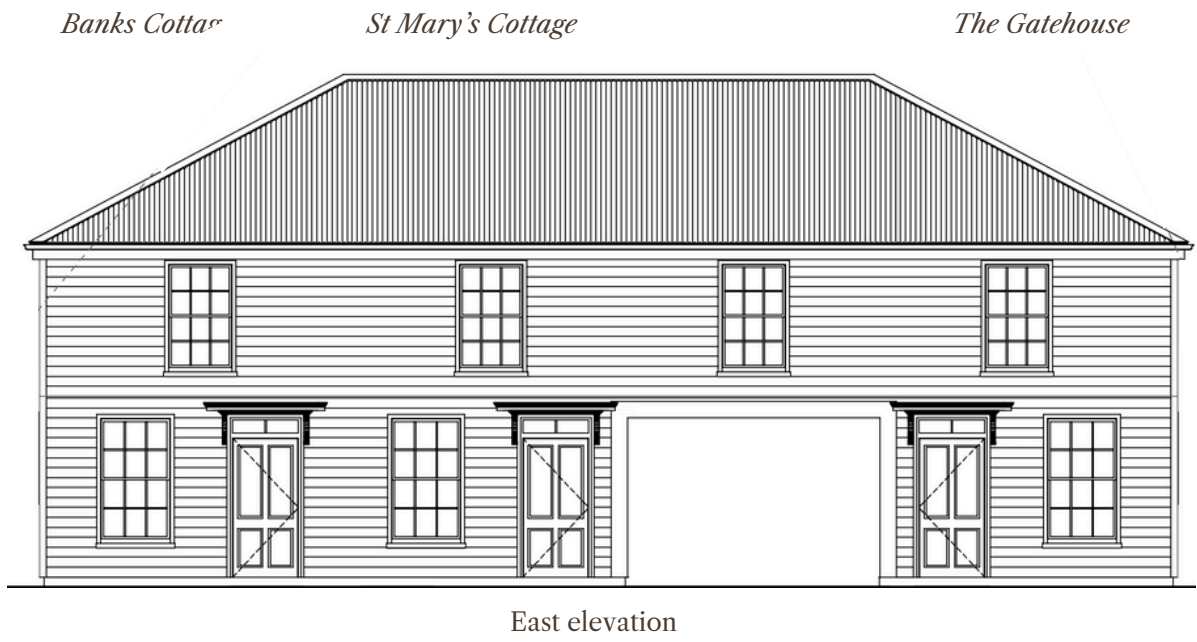




# East & West Elevation

*Ground Floor Stud Height of 2.4m*

*First Floor Stud Height of 2.4m*



# North & South Elevations

*Ground Floor Stud Height of 2.4m*

*First Floor Stud Height of 2.4m*

*Gardeners Cottage*

*Rose House*

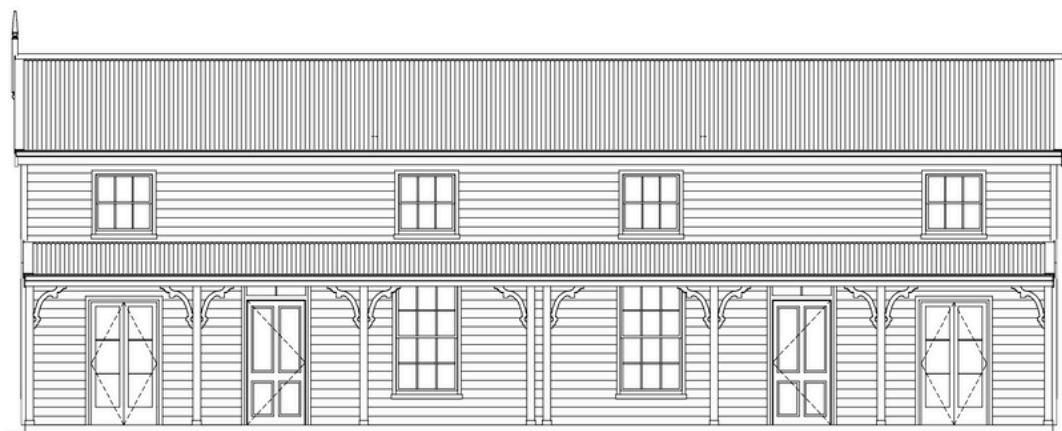
*Hydrangea Cottage*



South elevation

*Laneway Cottage*

*Western Cottage*



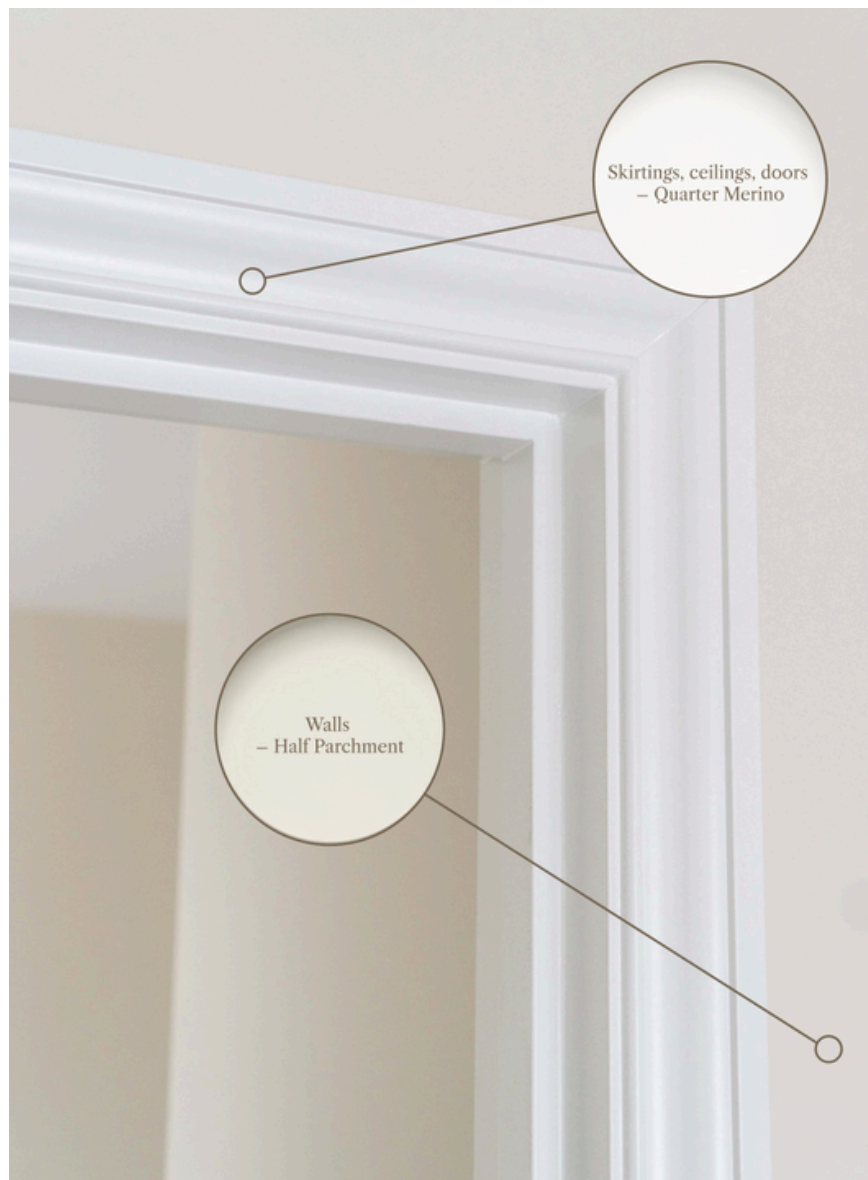
North elevation

# Interior Specification

# Colouring & detailing

*Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.*

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.



*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



Toilet  
Nova Back-To-Wall



Vanity  
English Classic 700mm 2 Drawer

Shower Wall Tile  
Pacific White

Tapware  
Posh Canterbury Basin Mixer

## 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



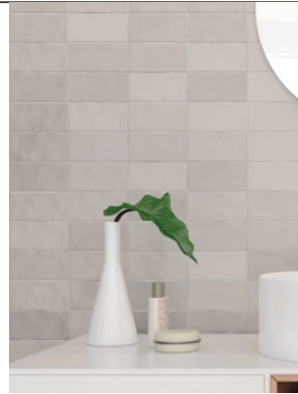
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink  
Clotaire 500mm x 595mm



Traditional Paneling



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

# 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 Brookfields 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 Brookfields 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.

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Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Trina Vertex S 415watt all black	25 years
Enphase IQ7A Microinverter	10 years





# Your Rental Appraisal

26 August 2024



3



2.5



1

ADDRESS: The Gatehouse, 867 Colombo Street

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 **\$660 - \$690 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

26 August 2024



2



1.5



1

ADDRESS: St Mary's, Banks, Hydrangea, Laneway, Western & Rose, 867 Colombo Street

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 **\$600 - \$630 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

26 August 2024



ADDRESS: Gardeners House, 867 Colombo Street

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 **\$440 - \$490 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

Welcome to  
**Ohana**

# 867 Colombo Street, Christchurch

(1 Bed, 1 Bath, Carpark)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

## Conservatives Estimates

**\$952**

Gross Weekly Estimates  
(at 80% occupancy)

**\$48,576**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$150**  
Gross Weekly Estimate **\$952**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$48,576**  
(at 80% occupancy)

## Expenses

~~15%~~ +GST Power and  
Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property  
Manual \$8 (Monthly) Linen  
Hire \$15 - \$25 per  
reservation

## Booking Platform

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

Welcome to  
**Ohana**

# 867 Colombo Street, Christchurch

(2 Bed, 1.5 Bath, Carpark)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

## Conservatives Estimates

**\$1,112**

Gross Weekly Estimates  
(at 80% occupancy)

**\$57,024**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$190**  
Gross Weekly Estimate **\$1,112**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$57,024**  
(at 80% occupancy)

## Expenses

~~15%~~ +GST Power and  
Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property  
Manual \$8 (Monthly) Linen  
Hire \$25 - \$30 per  
reservation

## Booking Platform

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

Welcome to  
**Ohana**

# 867 Colombo Street, Christchurch

(3 Bed, 2.5 Bath, Carpark)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

## Conservatives Estimates

**\$1,212**

Gross Weekly Estimates  
(at 80% occupancy)

**\$62,304**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$215**  
Gross Weekly Estimate **\$1,212**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$62,304**  
(at 80% occupancy)

## Expenses

~~15%~~ +GST Power and  
Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property  
Manual \$8 (Monthly) Linen  
Hire \$30 - \$40 per  
reservation

## Booking Platform

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

*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.





BROOKSFIELD

 0800 548 454

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

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