

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

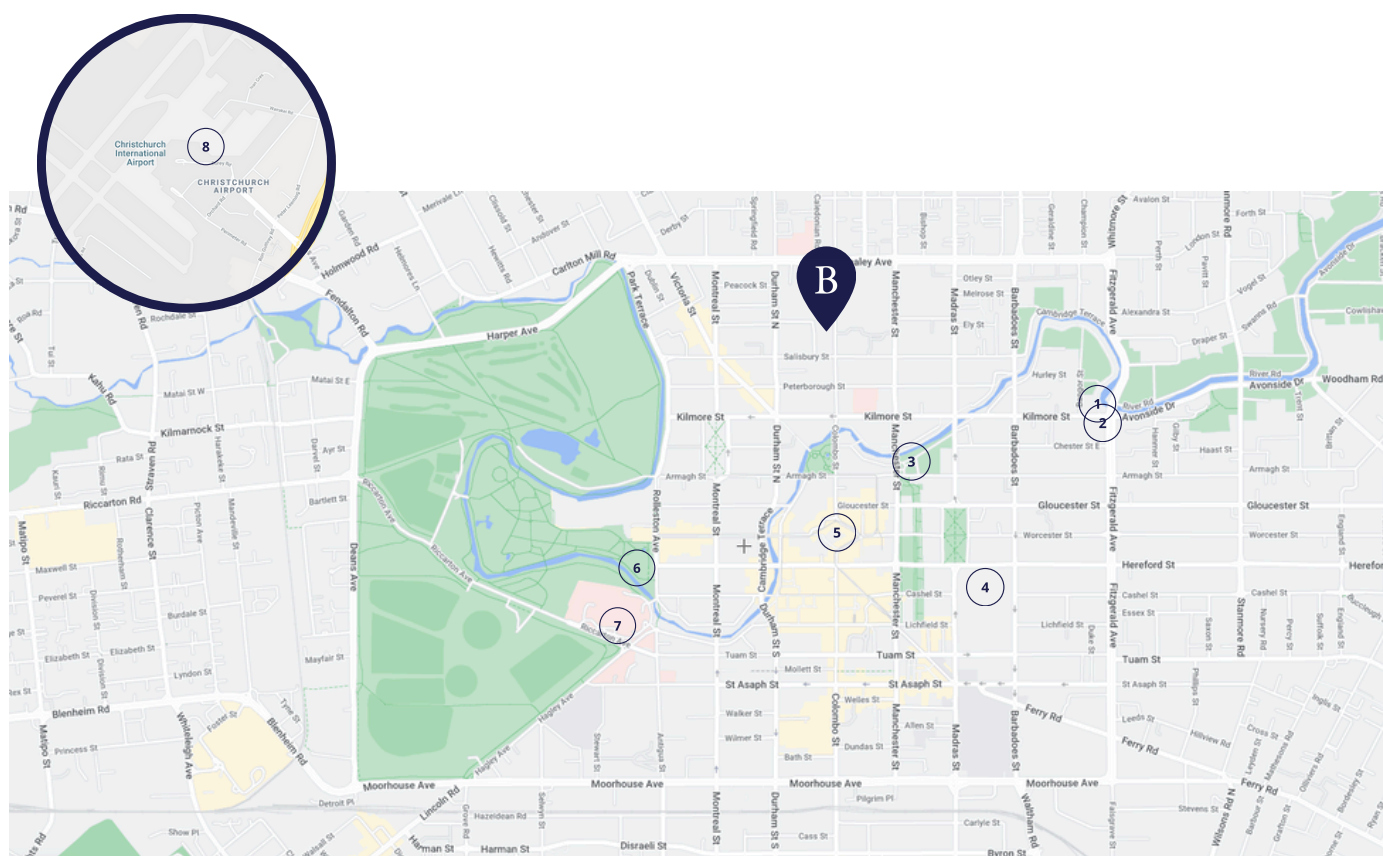
	 BEDROOMS	 BATHROOMS	 CARPARK	 SIZE	 PRICE
The Gatehouse - Lot 1	3	2.5	Carpark	100	\$799,000
St Mary's Cottage - Lot 2	2	1.5	Carpark	76	\$699,000
Banks Cottage - Lot 3	2	1.5	Carpark	77	\$699,000
Laneway Cottage - Lot 8	2	1.5	Carpark	70	\$699,000
Western Cottage - Lot 7	2	1.5	Carpark	70	\$699,000
Hydrangea Cottage - Lot 4	2	1.5	Carpark	70	\$699,000
Rose House - Lot 5	2	1.5	Carpark	70	\$699,000
Gardeners Cottage - Lot 6	1	1	Carpark	53	\$599,000

Build time

A horizontal timeline diagram with a light blue background. It features a horizontal line with a black dot at the start and an arrowhead at the end. Above the line, the text "Estimated Start" is on the left and "Estimated Completion" is on the right. Below the line, the date "NOVEMBER 2024" is on the left and "JULY 2025" is on the right. In the center of the line, the text "9 months" is written.

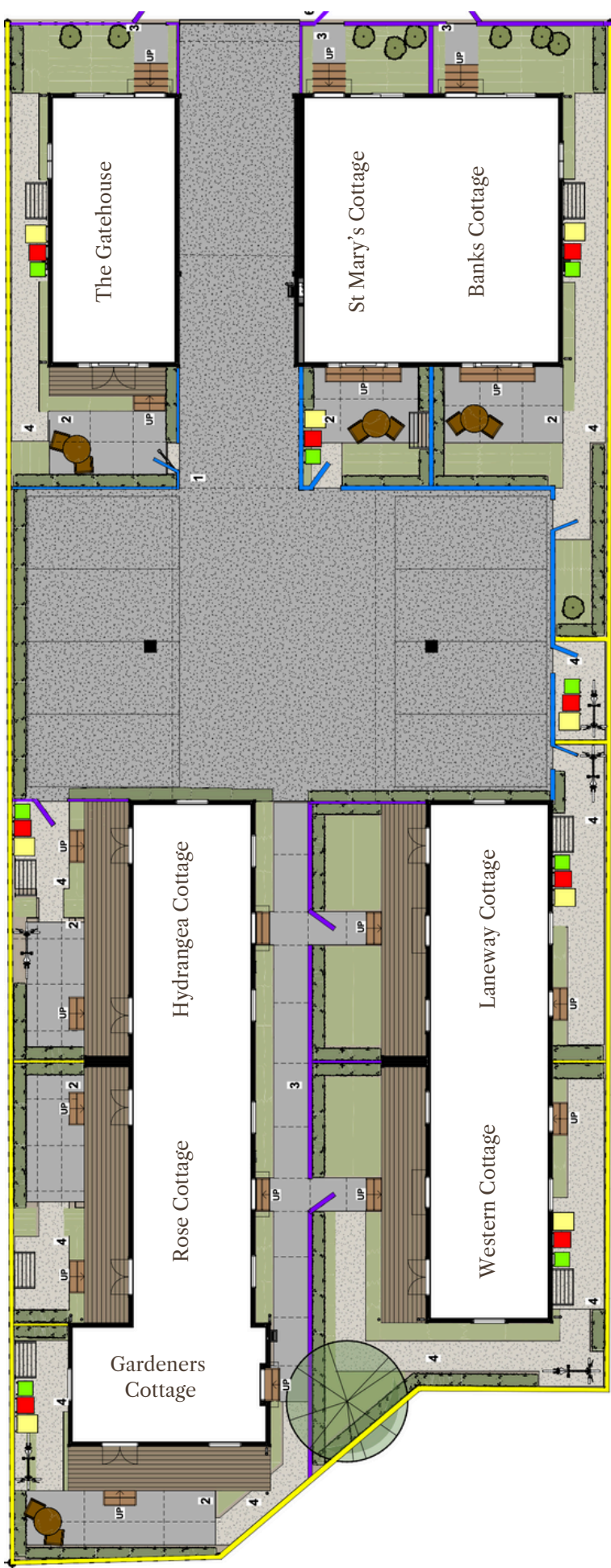
Location

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 | ⑤ Flow Yoga - 2km |
| ② Christchurch CBD - 1km | ⑥ Te Kaha (Future Stadium) - 2.7km |
| ③ Little Poms Bar and Cafe - 1.4km | ⑦ Christchurch Hospital - 3.9km |
| ④ Hagley Park & Botanic Gardens - 1.9km | ⑧ Christchurch International Airport - 9.2km |


Site Plan




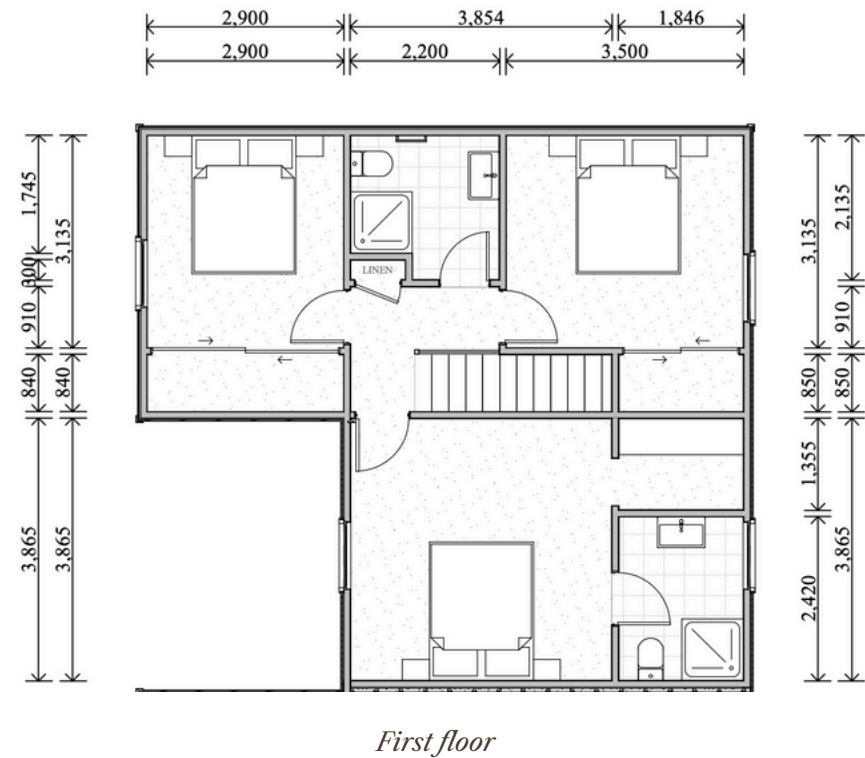
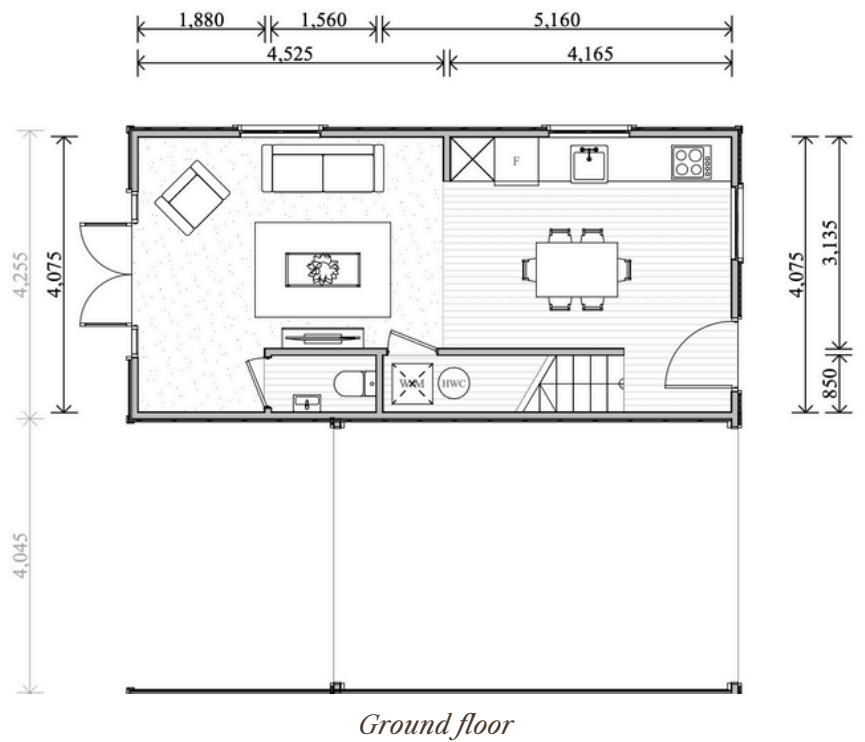
Floor Plans – The Gatehouse


3



2.5



Carpark



100sqm




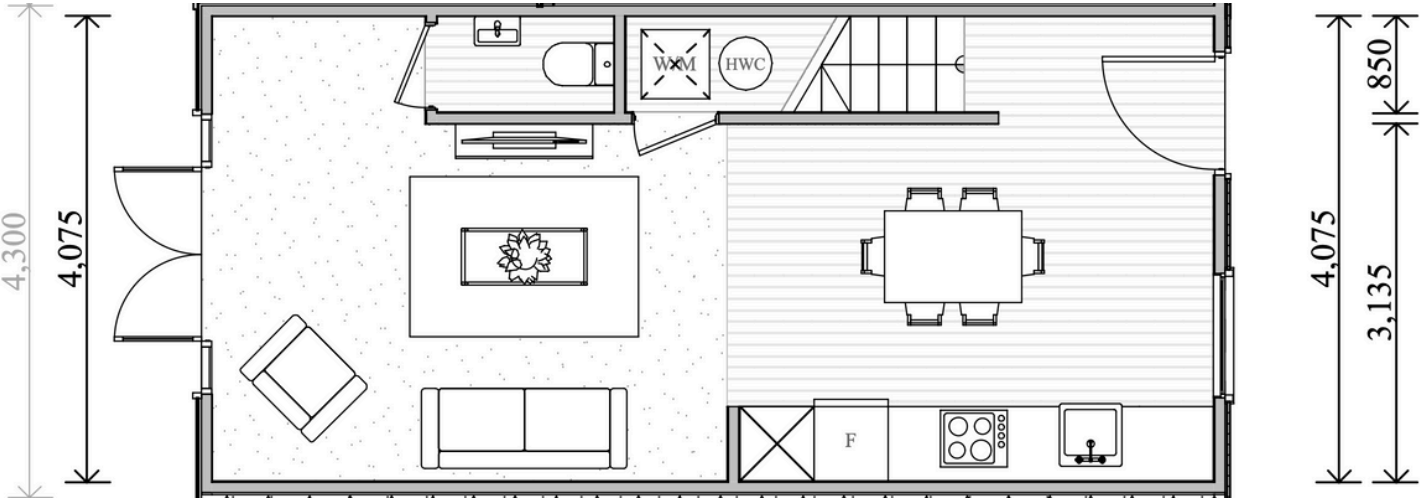
Floor Plans – St Mary’s Cottage


2

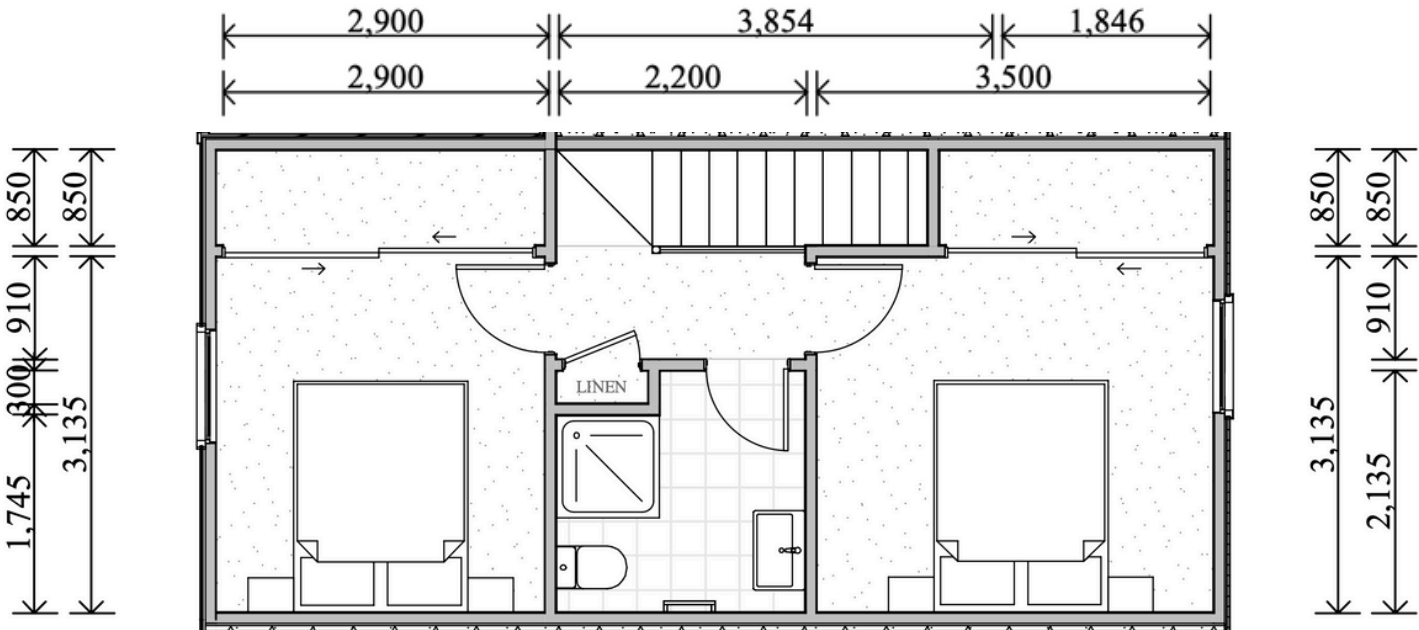

1.5


Carpark


76sqm





Ground floor





First floor

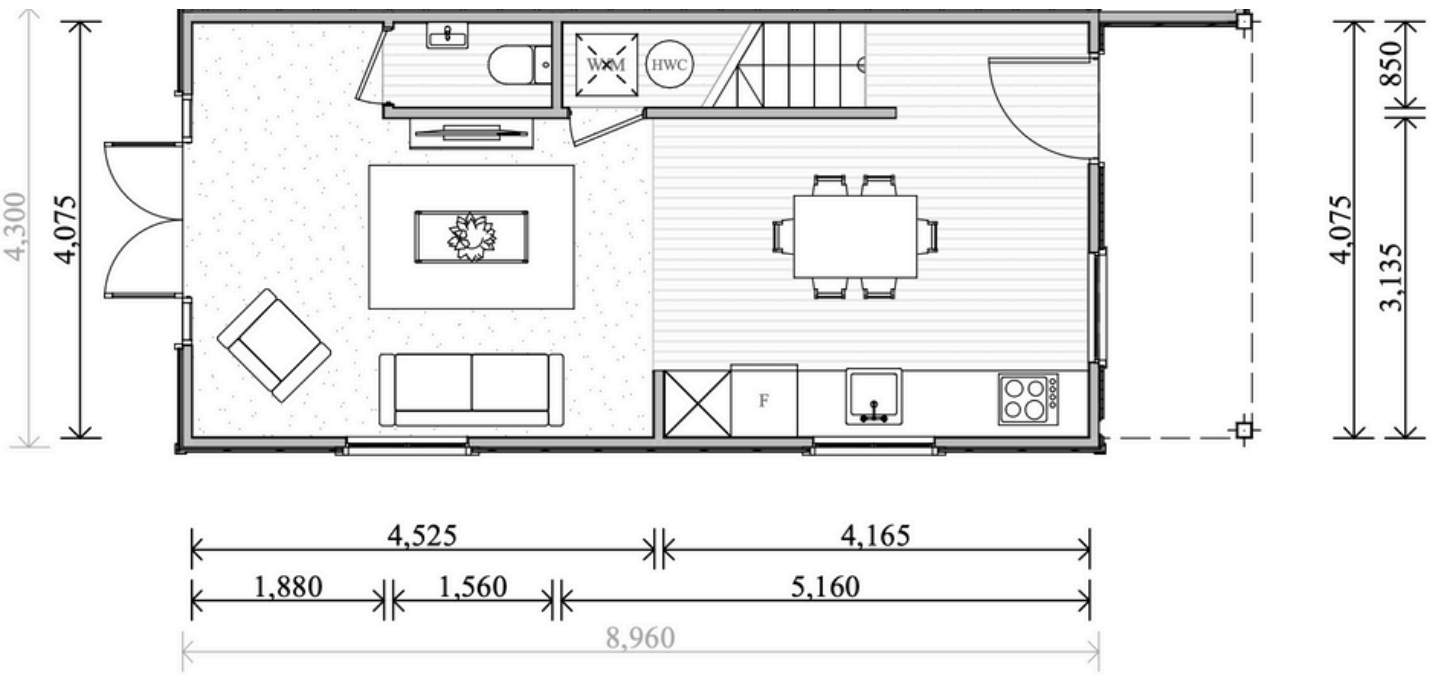
Floor Plans – Banks Cottage


2

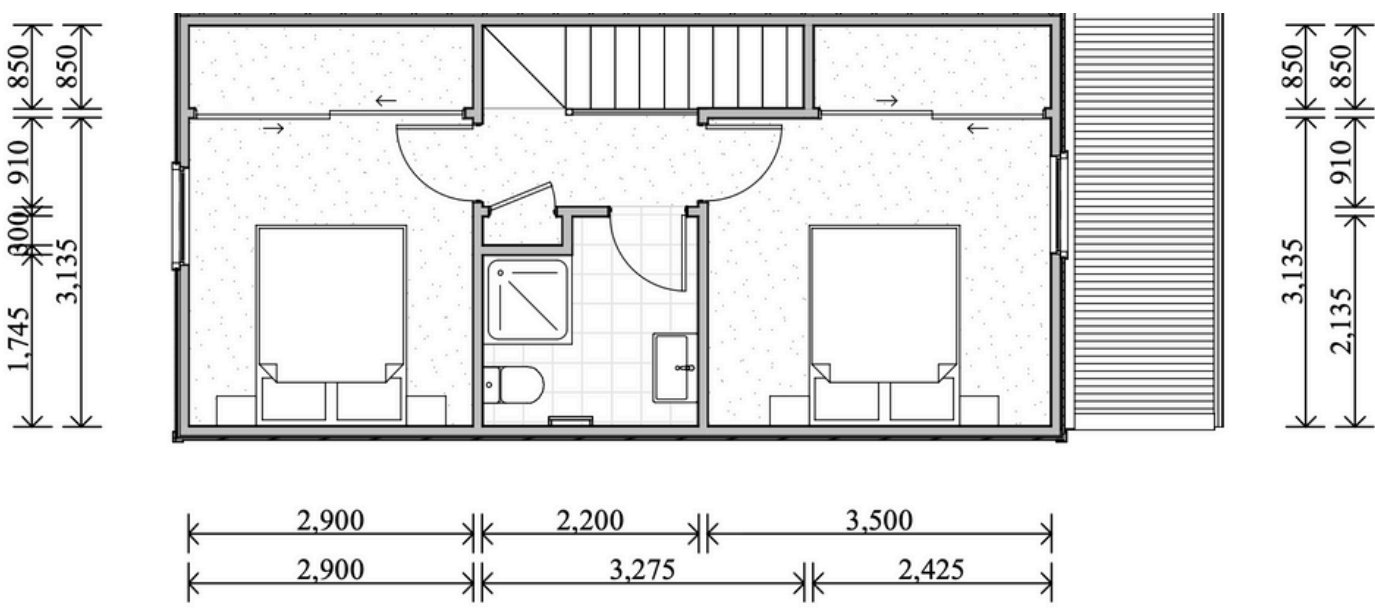

1.5


Carpark


77sqm





Ground floor





First floor

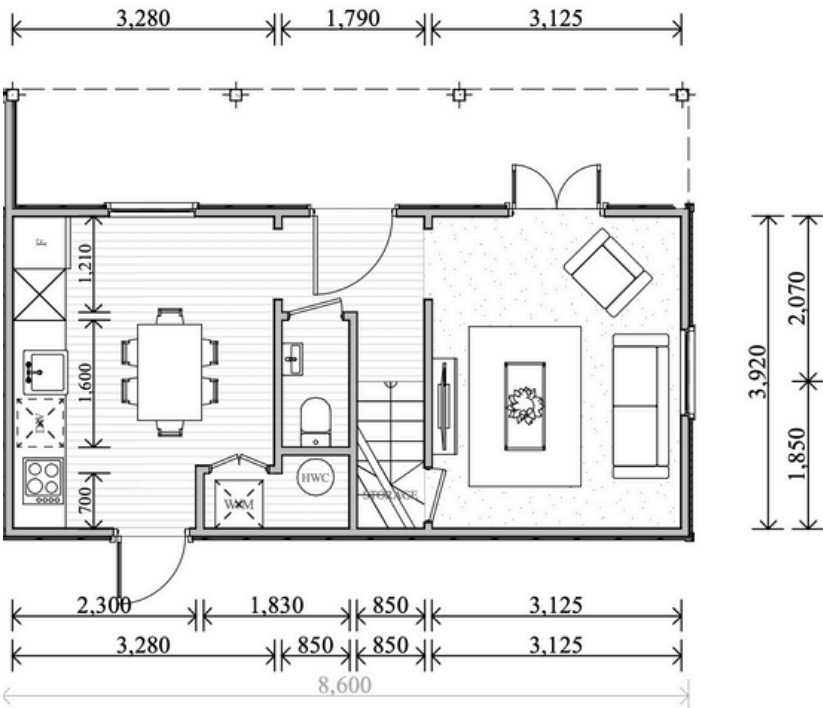
Floor Plans – Laneway Cottage


2

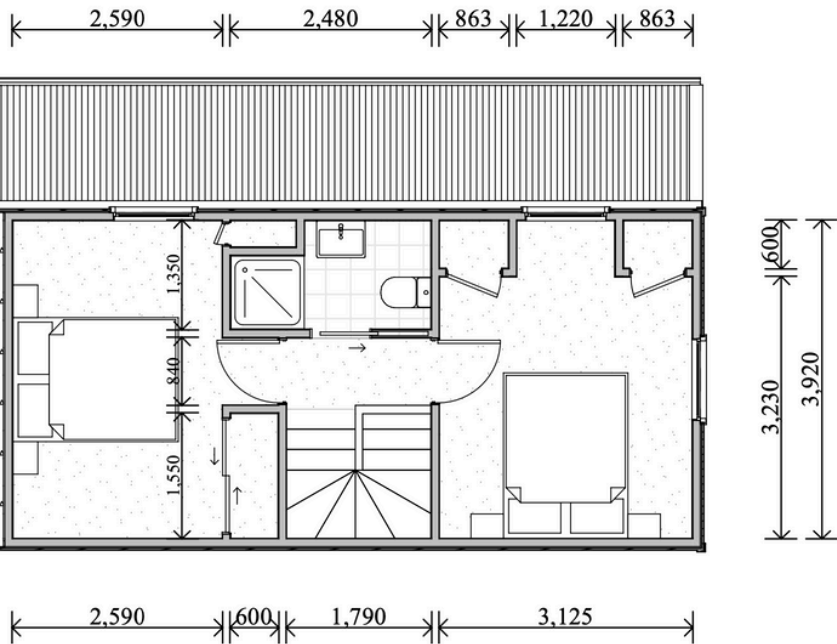

1.5


Carpark


70sqm





Ground floor





First floor

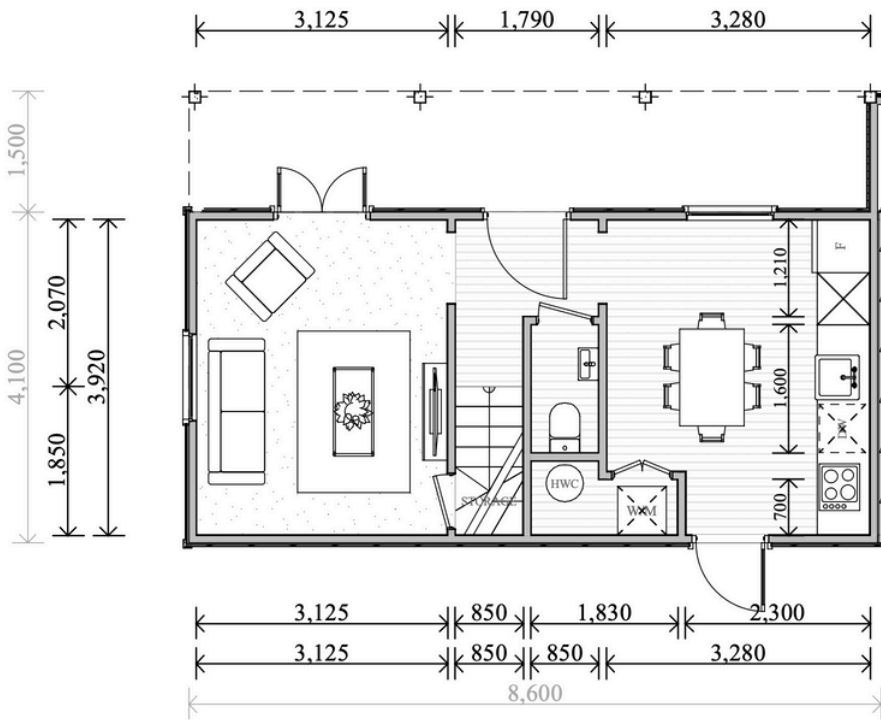
Floor Plans – Western Cottage


2

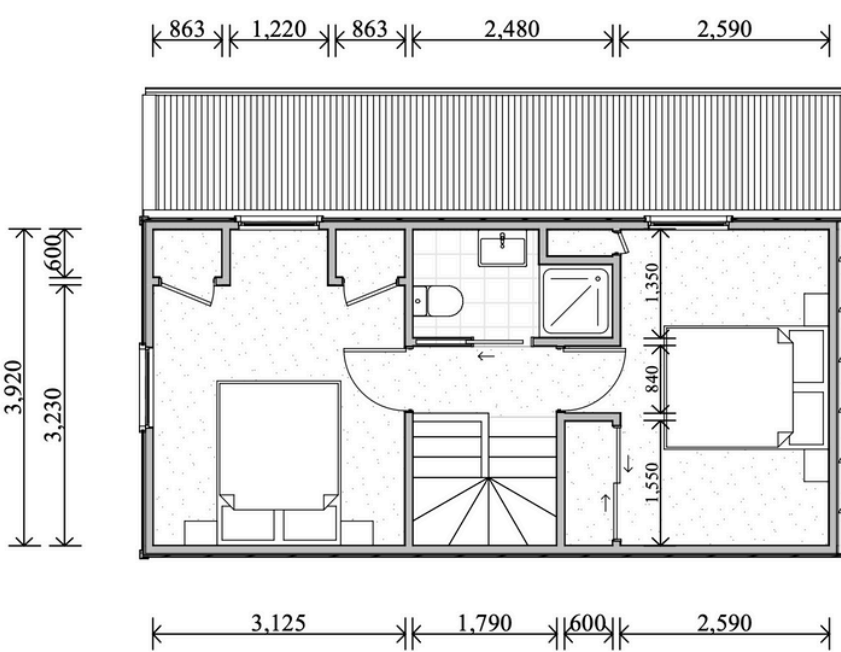

1.5


Carpark


70sqm





Ground floor





First floor

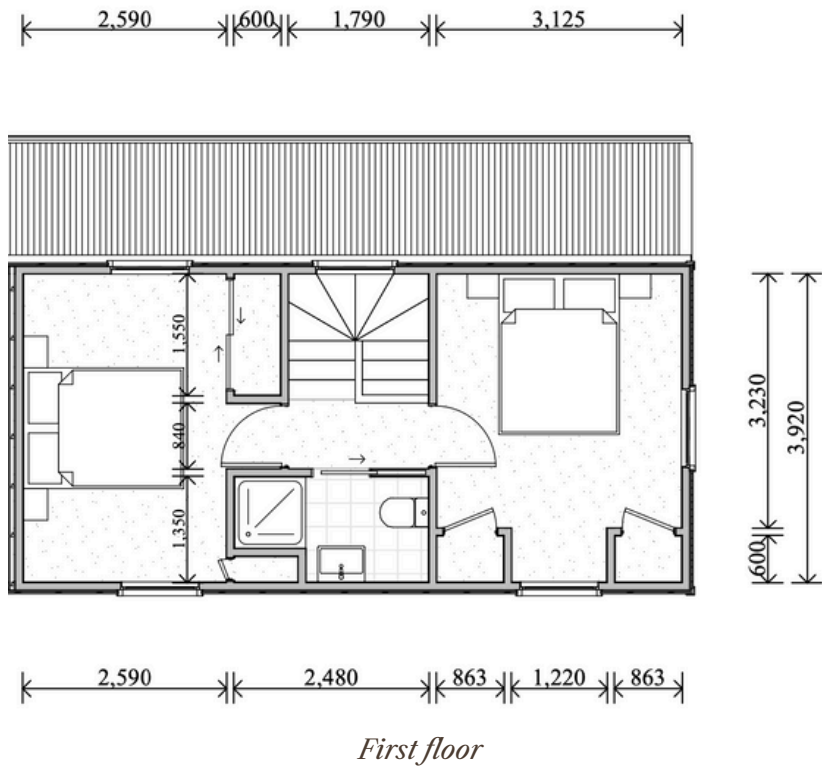
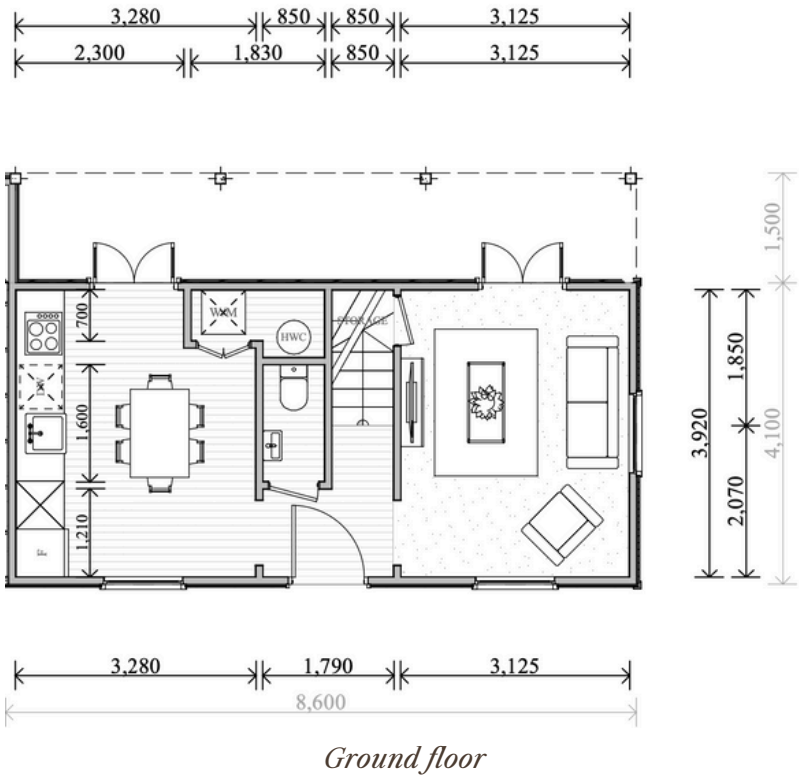
Floor Plans – Hydrangea Cottage


2



1.5



Carpark



70sqm




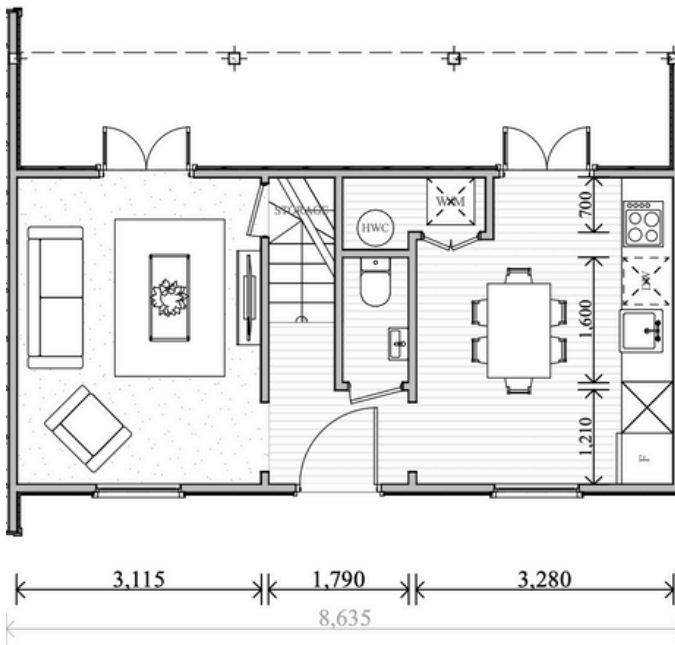
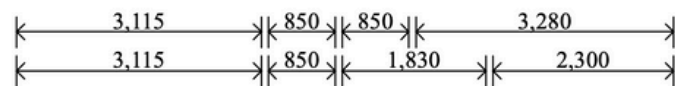
Floor Plans – Rose House


2

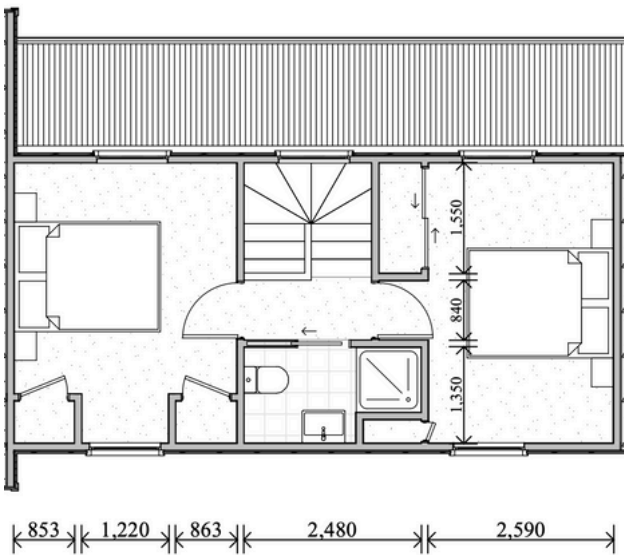
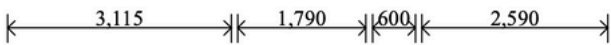

1.5


Carpark


70sqm





Ground floor





First floor

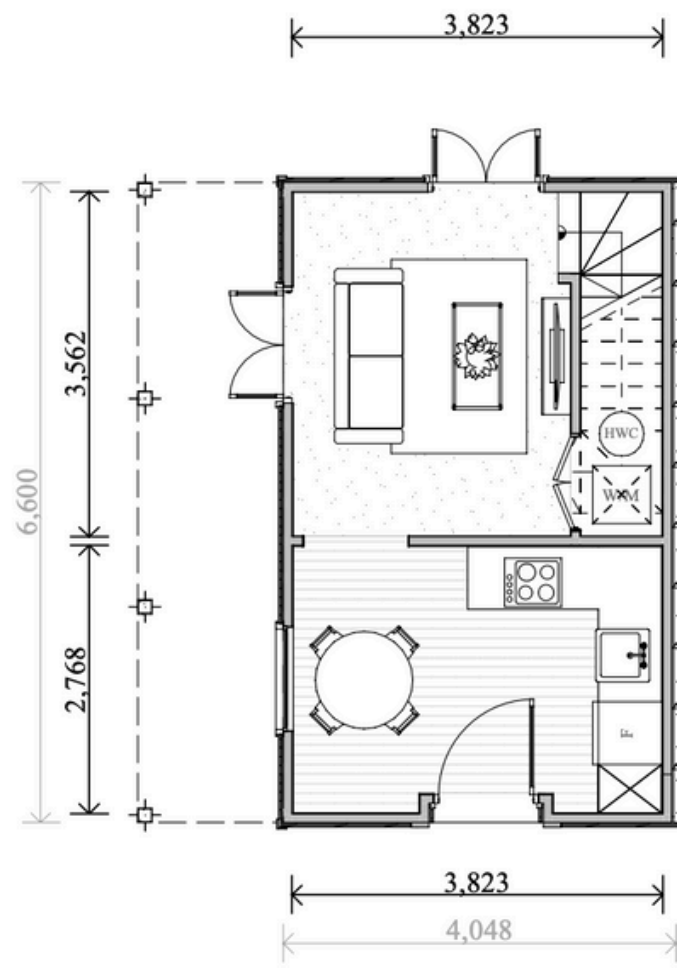
Floor Plans – Gardeners Cottage


1

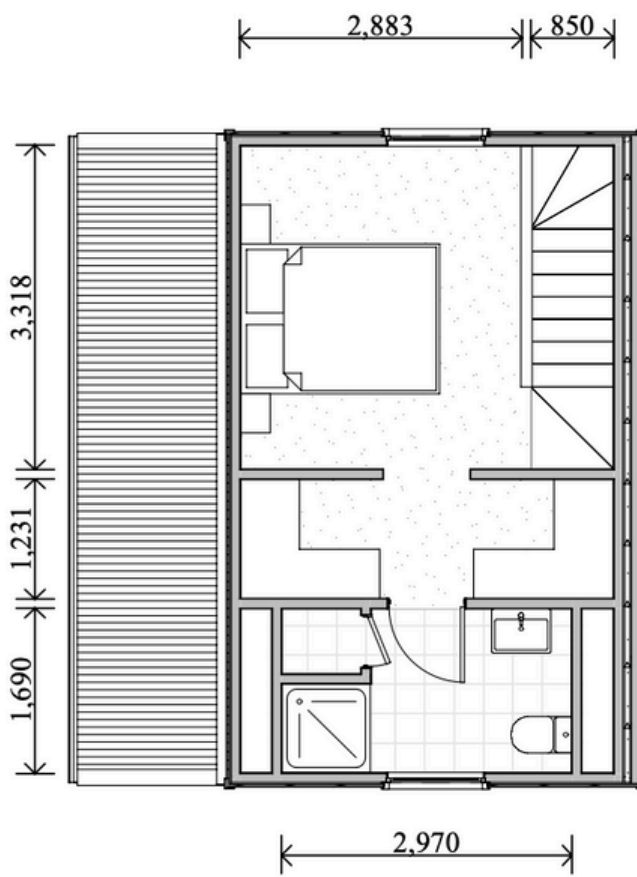

1


Carpark


53sqm

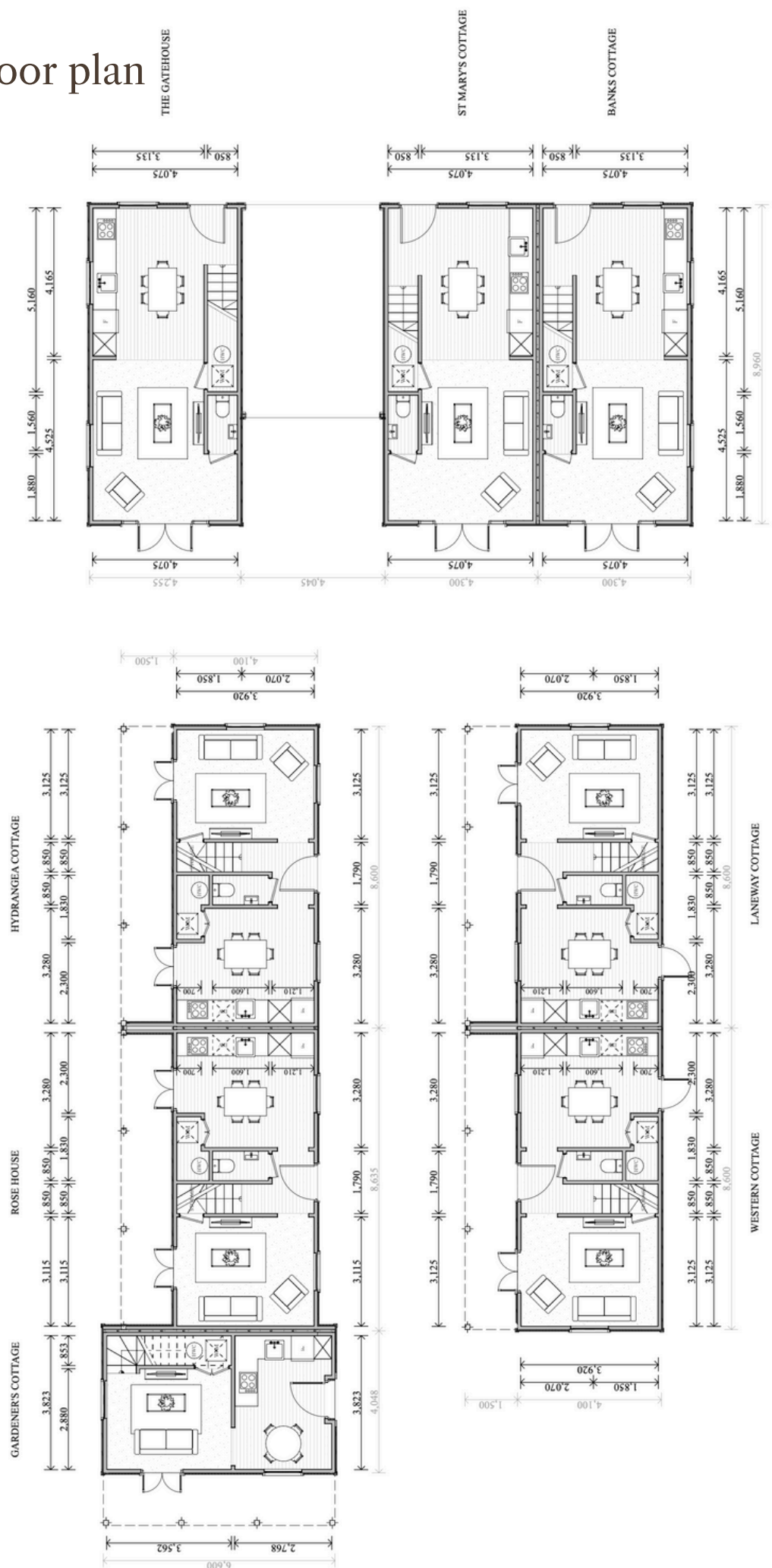


Ground floor



First floor

Ground floor plan



plan

The Gatehouse

ST MARY'S COTTAGE

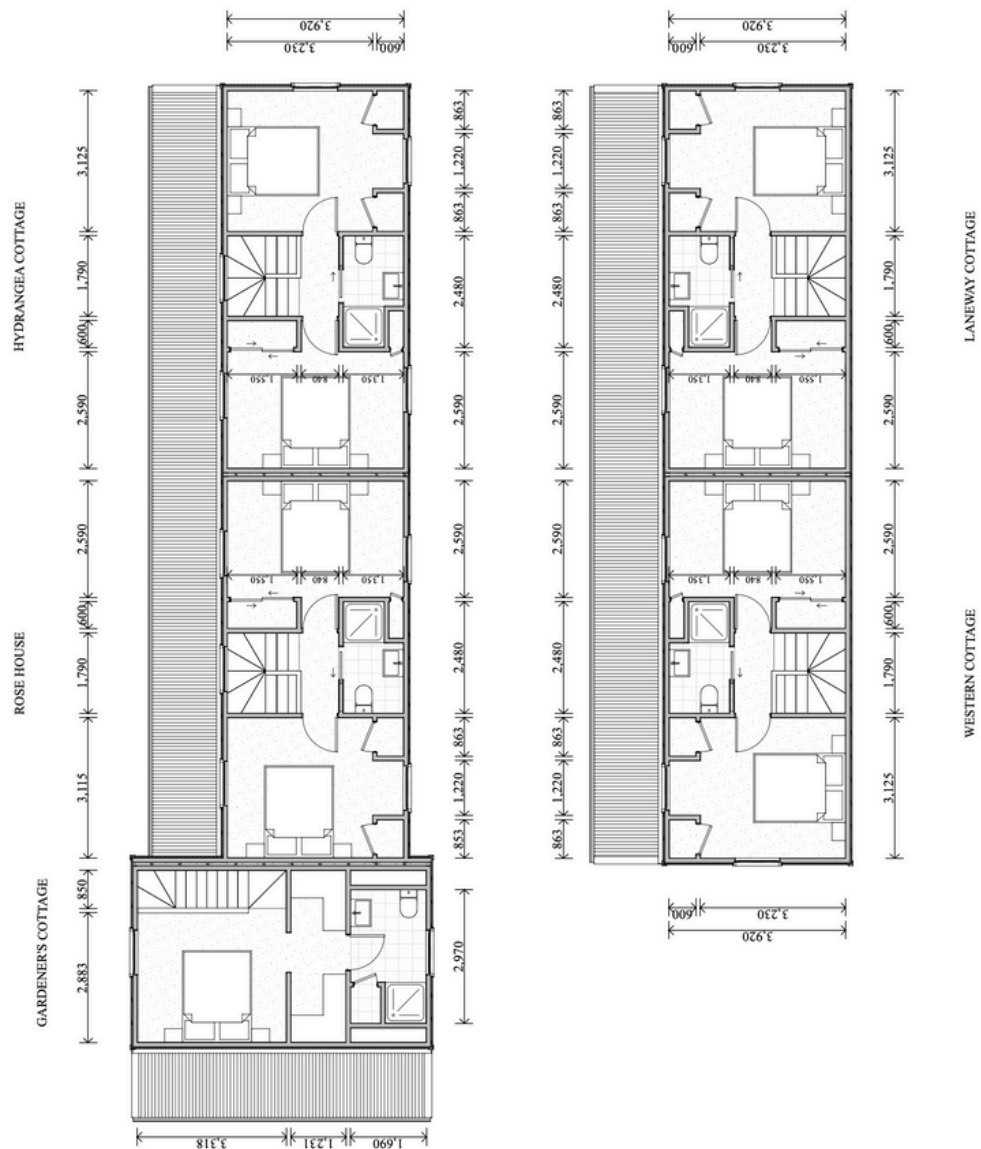
BANKS COTTAGE

Dimensions (mm):

- Overall width: 2,900 + 2,900 + 3,884 + 3,500 = 13,184
- Overall depth: 2,135 + 910 + 850 + 3,135 = 6,030

Room dimensions (mm):

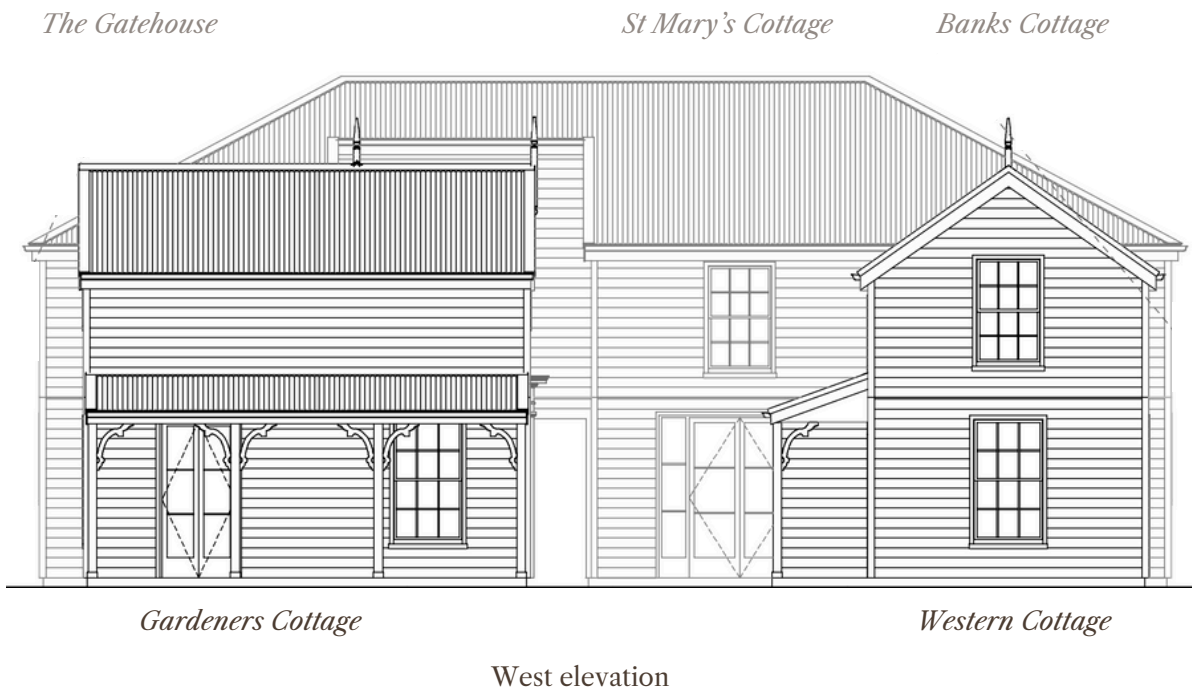
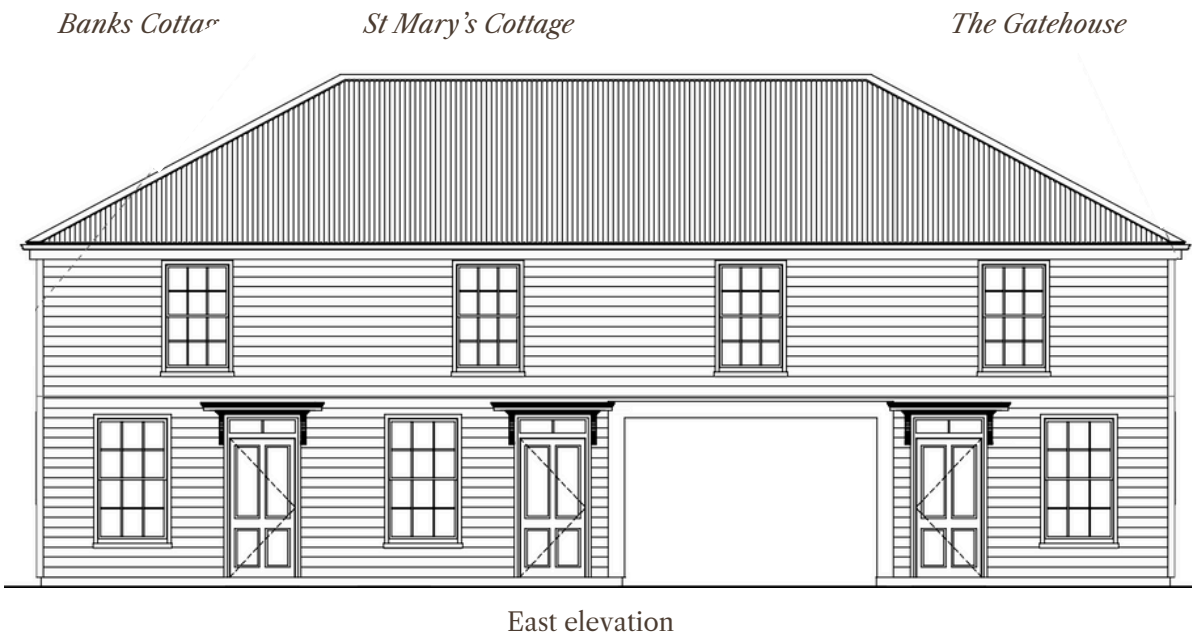
- Bedrooms: 2,900 x 3,884, 2,900 x 3,500, 3,884 x 3,500
- Bathrooms: 2,135 x 910, 850 x 3,135
- Kitchens: 2,135 x 910, 850 x 3,135
- Living areas: 2,135 x 910, 850 x 3,135
- Staircases: 2,135 x 910, 850 x 3,135



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



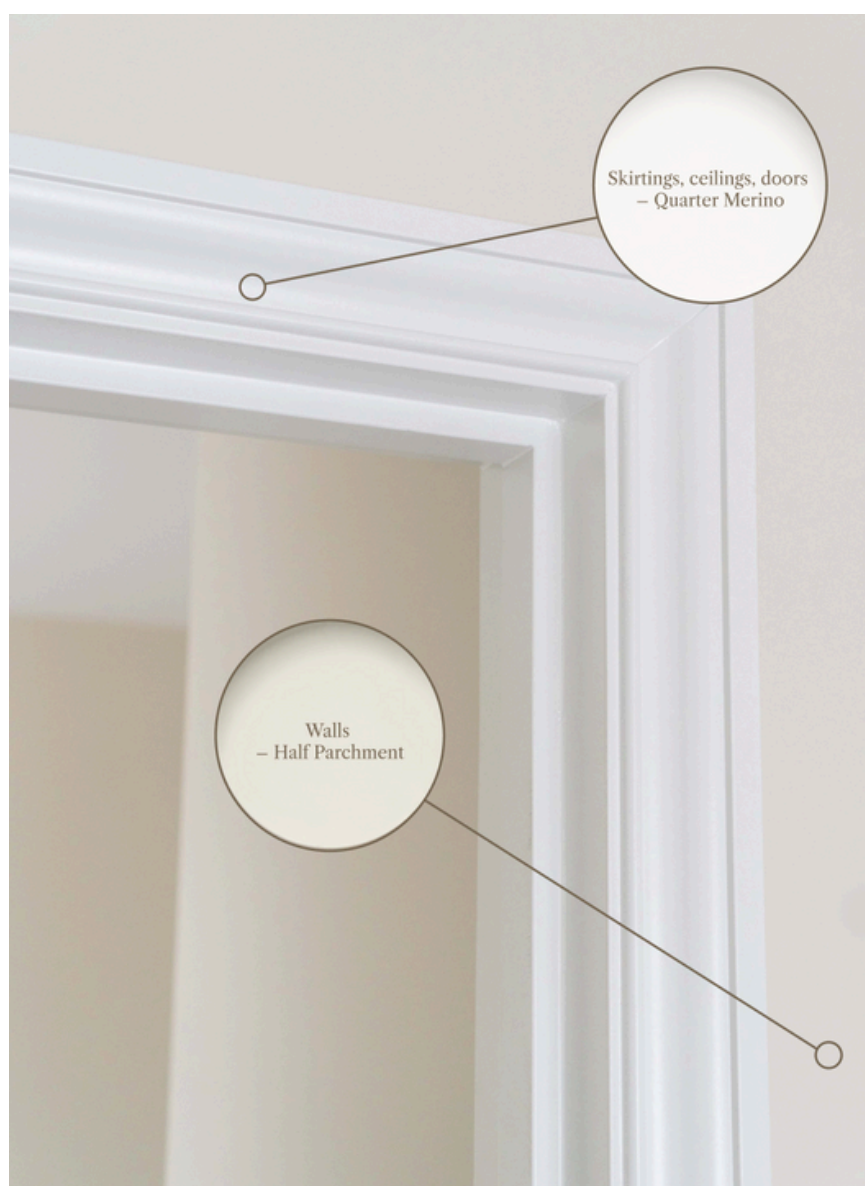
North elevation

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 Brooksfeld 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
Roman Gooseneck Swivel Kitchen Mixer
- Chrome



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Liberty Slide Shower, 1
Function, - Chrome

Shower Wall Tile
Pacific White



Mirror
Round with Demist Function

Tapware
Liberty Standard Basin Mixer,
- Chrome



Toilet
Krona Back To Wall Toilet Suite
with Slim Seat White



Vanity
English Classic 810 Floor 2 Drawers,
Matte White, Ceramic Top

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 - Applco 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



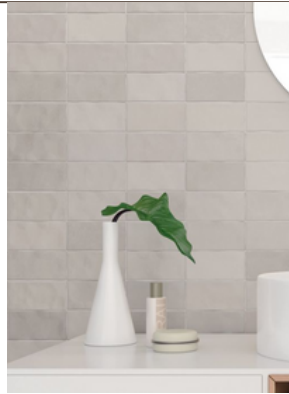
Door Handle Unlacquered Brass
Iver Sarlat Levers On Plain Shouldered Long Plate



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 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
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

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



2



1.5



1



0800 548 454



www.brooksfield.co.nz



pm@brooksfield.co.nz



Your Rental Appraisal

26 August 2024



1



1



1

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

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

867 Colombo Street, Christchurch

(2 Bed, 1.5 Bath, Carpark)



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Rental Highlights

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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

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

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

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 vinny@brooksfield.co.nz