

# 9 MEADOWVILLE AVENUE

Spreydon, Christchurch

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4 Architecturally designed townhouses



# BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](https://brooksfeld.co.nz)

# ABOUT US

Brooksfield

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Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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 the latest in design trends, durability and affordability.

**“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”**

- Vincent Holloway, Brooksfield director

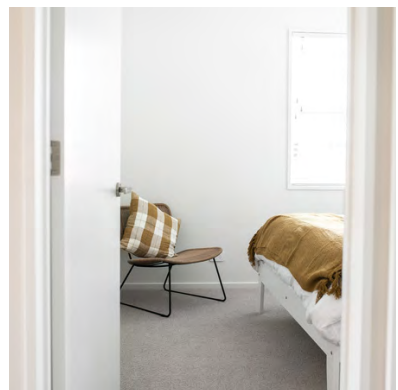
## THE BROOKSFIELD DIFFERENCE

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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 Brooksfield home you'll find stone benchtops, 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.

Recently completed development at 24 Hendon Street

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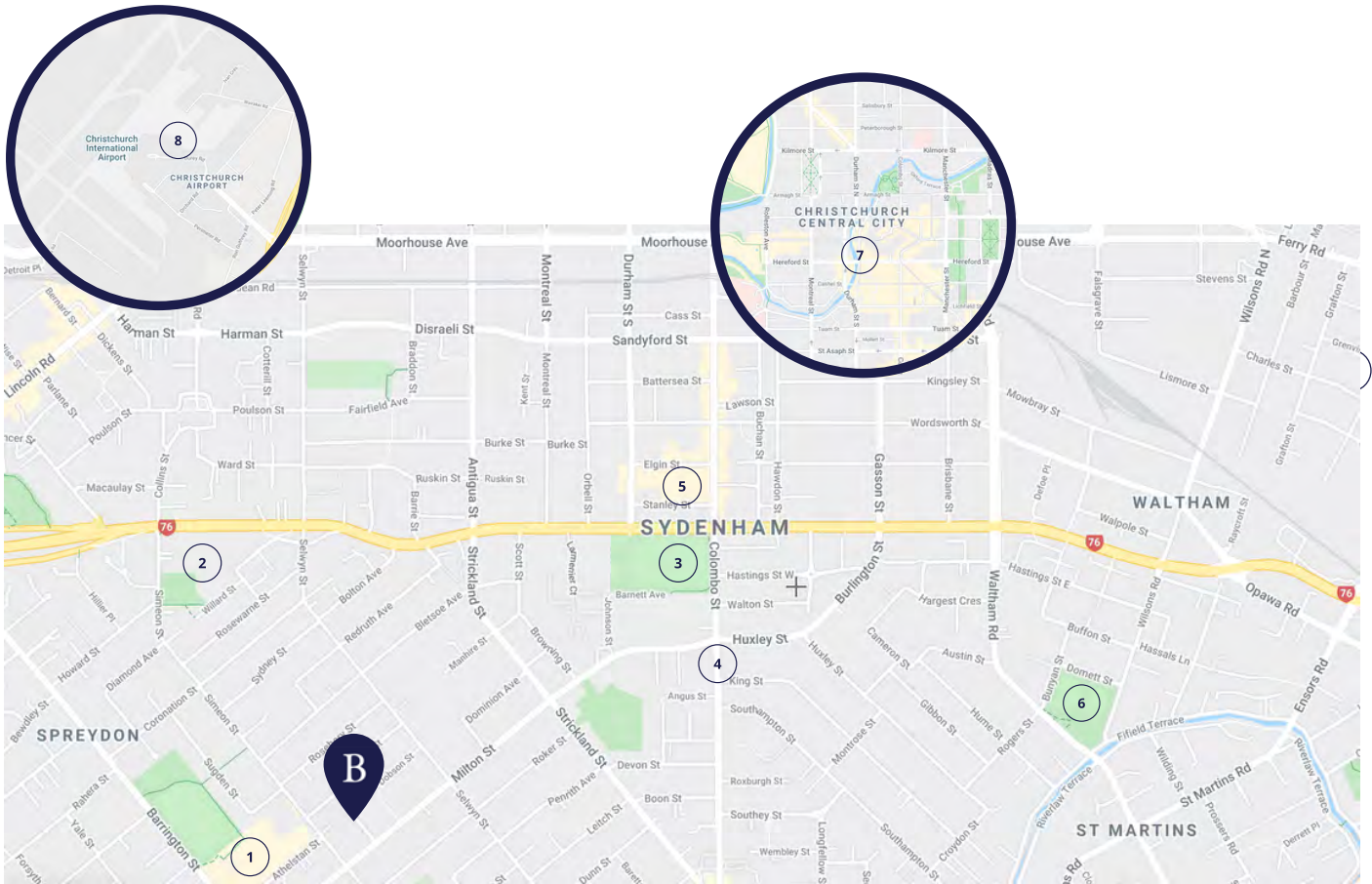
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# LOCATION

9 Meadowville Avenue

These Brookfields Heritage homes are located in the popular suburb of Somerfield, on the doorstep of the city centre and just a stones throw from many local amenities, schools and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 Barrington Mall - 230m
- 2 Addington Primary School - 1km
- 3 Sydenham Park - 1.1km
- 4 Sydenham Village - 1.4km
- 5 The Colombo Mall - 1.7km
- 6 Waltham Park and Pools - 2.4km
- 7 Christchurch Central City - 3.2km
- 8 Christchurch International Airport - 11km (18min)

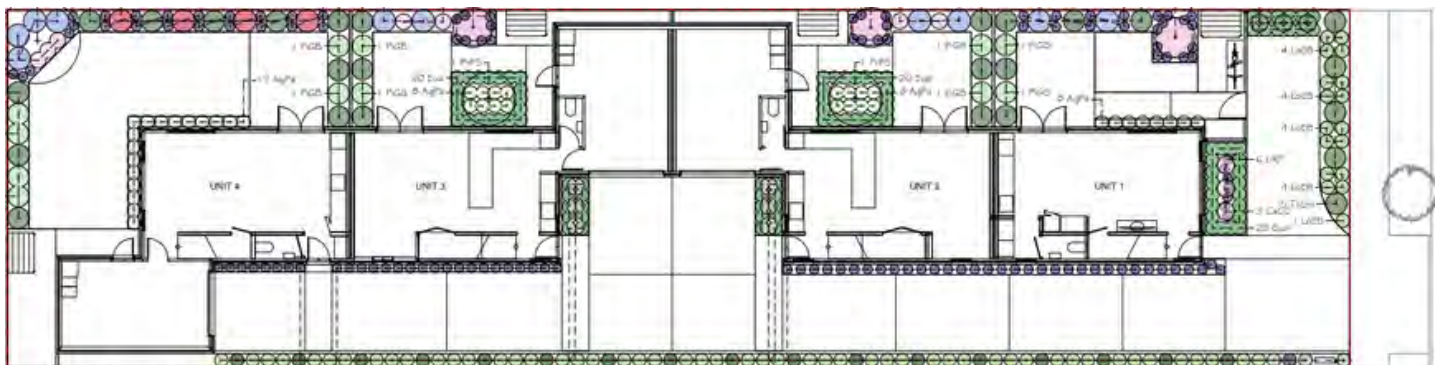
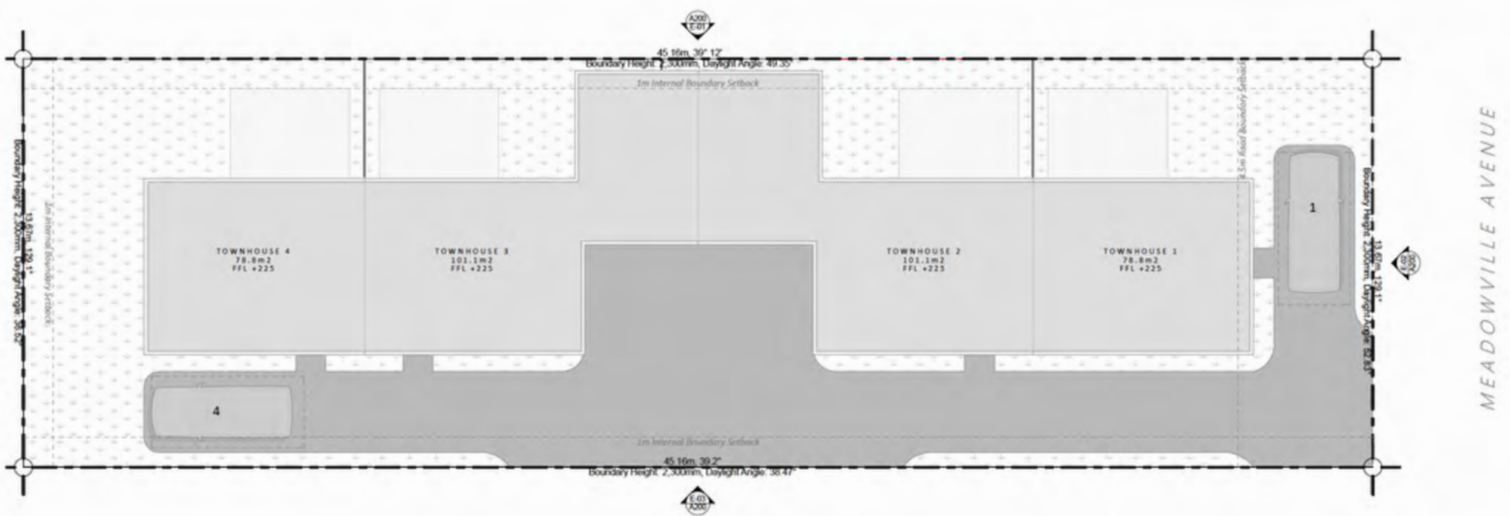
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# LAYOUT

9 Meadowville Avenue

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features an excellent outdoor living area and single off-street car park. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



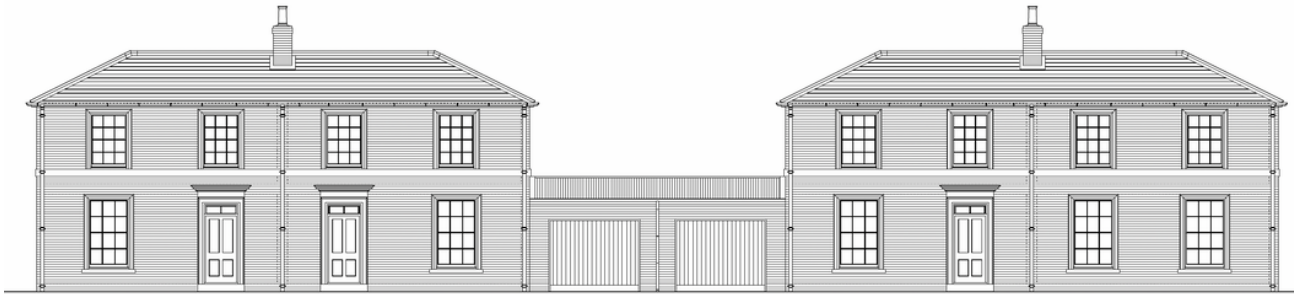
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# ELEVATIONS

9 Meadowville Avenue

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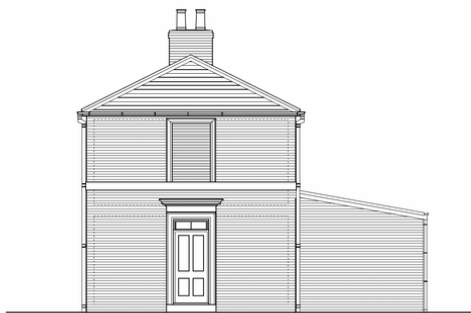


TOWNHOUSE 4

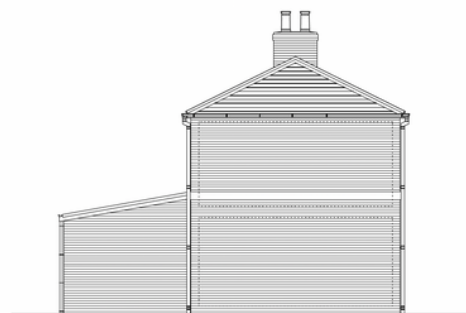
TOWNHOUSE 3

TOWNHOUSE 2

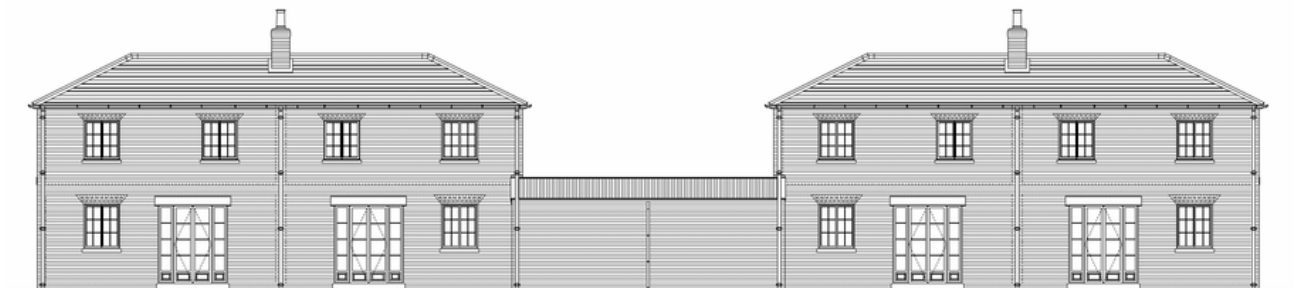
TOWNHOUSE 1



TOWNHOUSE 1



TOWNHOUSE 4



TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

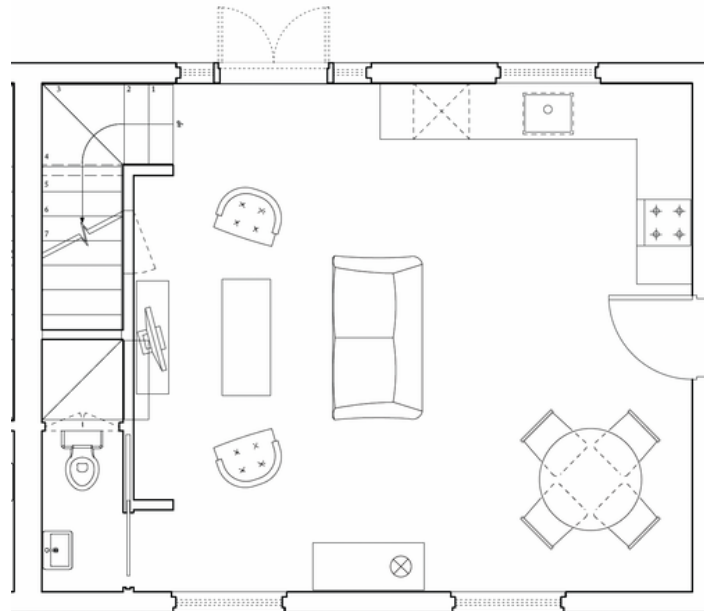
TOWNHOUSE 4

BROOKSFIELD

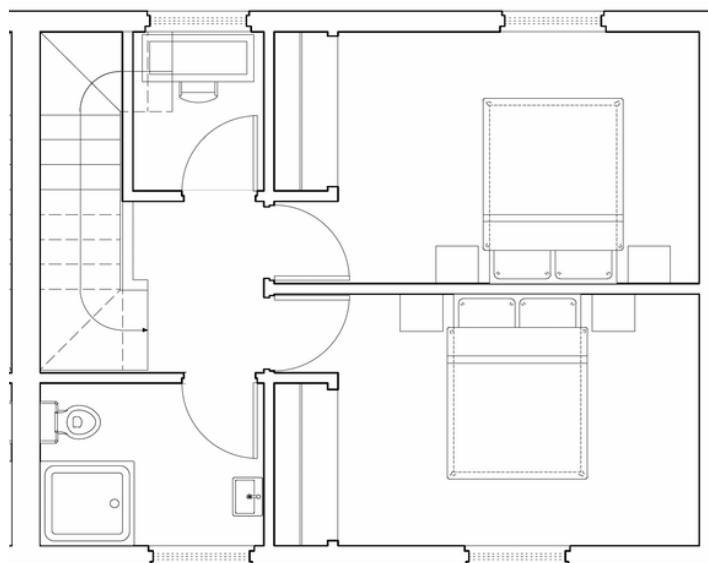
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# FLOOR PLAN - HOME 1

9 Meadowville Avenue



Ground floor



First floor

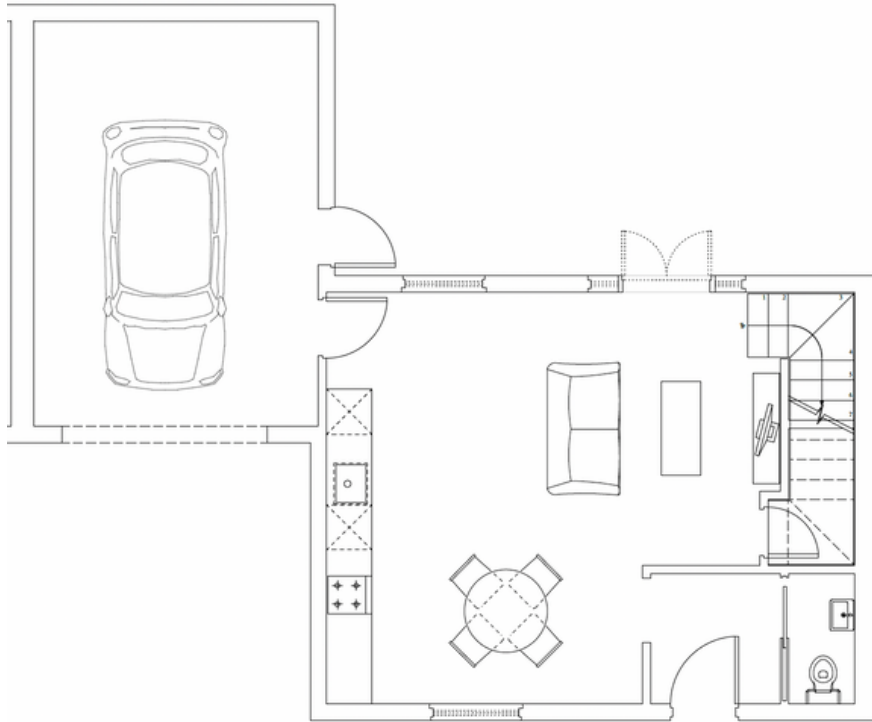
These homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which opens to the living space and separate dining area. A large, north west facing outdoor living terrace flows off the living area which is well positioned to capture all day sun. Upstairs is two double bedrooms, both with double wardrobes, a separate study and the full tiled bathroom. These homes are completed by a single off-street carpark.

**BROOKSFIELD**

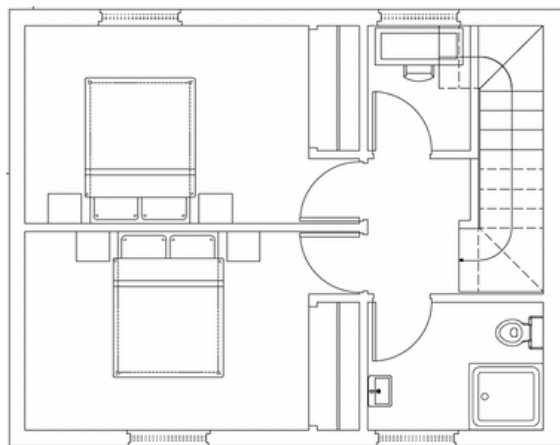
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# FLOOR PLANS - HOMES 2 & 3

9 Meadowville Avenue



Ground floor



First floor

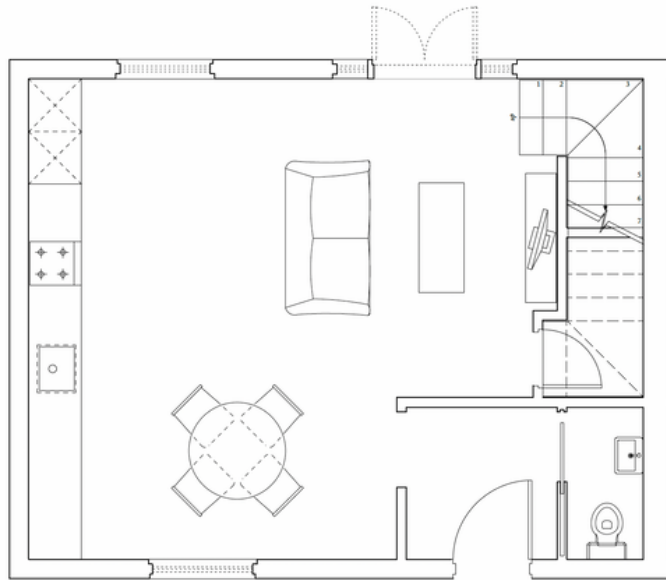
Homes 2 & 3 features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a large open plan living area with the well appointed kitchen, dining space and lounge as well as a separate toilet. The large outdoor living terrace flows off the downstairs living space which is well positioned to capture all day and evening sun. Upstairs is two double bedrooms, both with generous wardrobes, a separate study and the tiled bathroom. This home is completed with a single internal access garage which incorporates the laundry.

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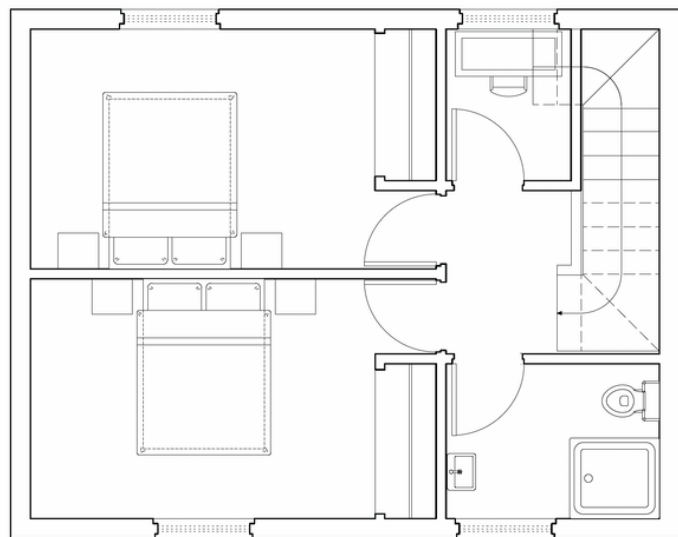
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# FLOOR PLANS - HOME 4

9 Meadowville Avenue



Ground floor



First floor

These homes feature well-thought-out spaces designed to complement today's modern lifestyle. Downstairs you are treated with an entrance hall with a downstairs toilet off of this and the other opens to a well-appointed kitchen, dining space and living area. A large, north-facing outdoor living terrace flows off the living area. Upstairs are two double bedrooms, both with double wardrobes and the full tiled bathroom. These homes are completed by a single off-street carpark.

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# DESIGN

Brooksfield Heritage

These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

## COLOURS AND SPECIFICATIONS

Exterior



Cladding - Brick



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2  
keyless entry

Interior



Walls - Half Merino  
Low-VOC Paint



Skirtings, Ceilings & Doors -  
Quarter Merino  
Low-VOC Paint



Bathroom Wall Tile



Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French  
Country White



Kitchen Bench - Stone -  
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all  
living areas



Venetian Blinds - White -  
Bedrooms



Wool Insulation

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# PLUMBING AND ELECTRICAL

## Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder

## Electrical



Heated towel rail - 400x600 Elan 20R



Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068 heater

# APPLIANCES

## Appliances



Oven - Smeg Single Built in Oven



Rangehood - Smeg Canopy Rangehood



Cook Top - Smeg 4 zone Ceramic Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tenancy regulations

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# SOLAR POWER

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 panels sun exposure or cleanliness. 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.

## Solar power system



Green Catch Solar Diverter  
5 Year Product Warranty

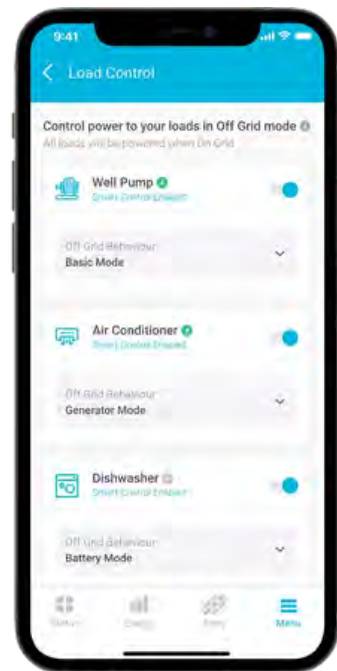


Jinko Solar Panels  
25 Year Product Warranty



Enphase IQ7A Microinverter  
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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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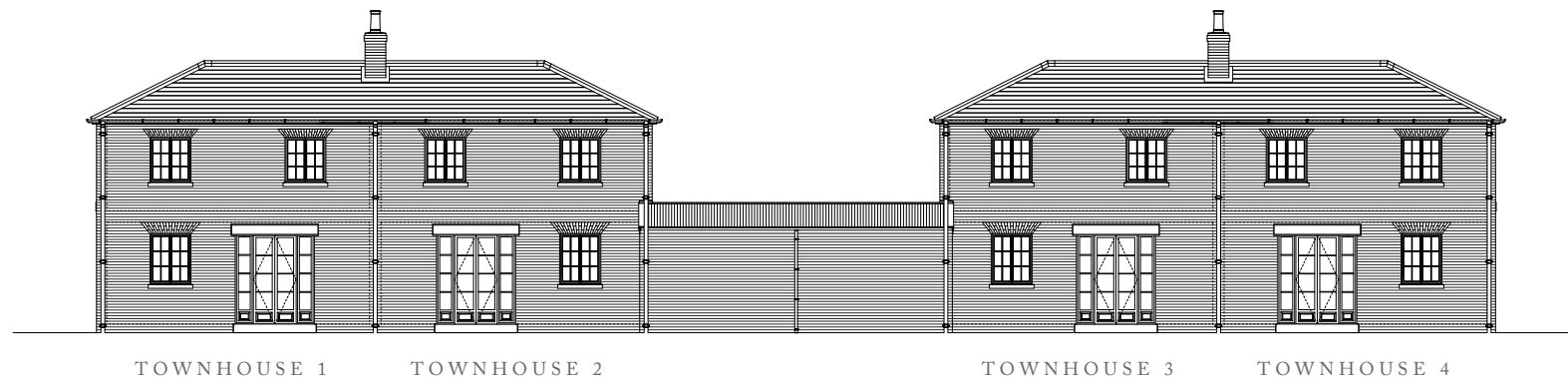
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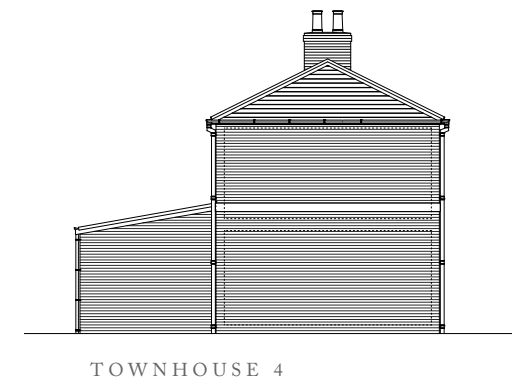
1 FRONT ELEVATION  
1:100 @ A1 / 1:200 @ A3



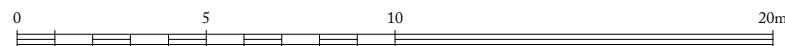
2 SIDE ELEVATION  
1:100 @ A1 / 1:200 @ A3



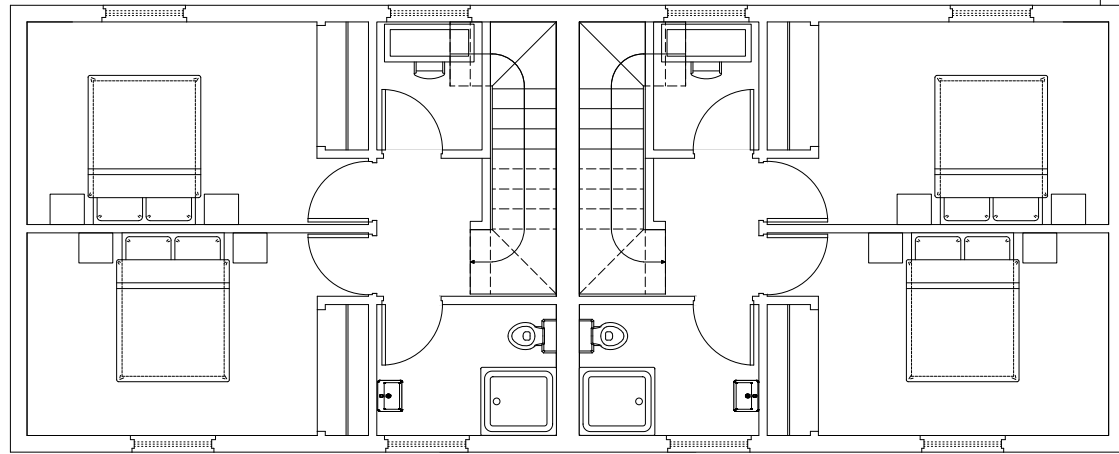
3 REAR ELEVATION  
1:100 @ A1 / 1:200 @ A3



4 SIDE ELEVATION  
1:100 @ A1 / 1:200 @ A3

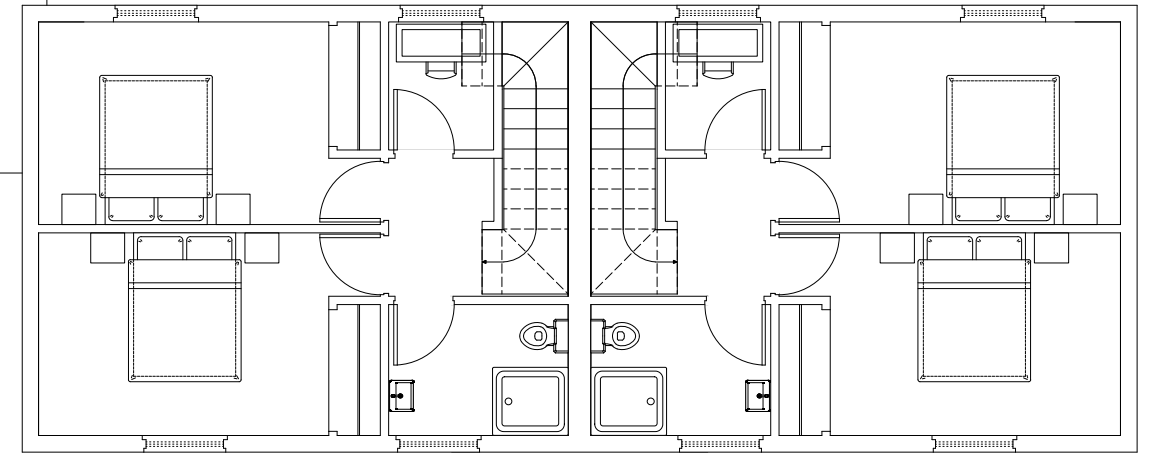


<b>Ben Pentreath</b>		1-4 Lamp Office Court Lamb's Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: MEADOWVILLE AVENUE			
TITLE: PROPOSED STREET ELEVATIONS			
DRAWING NO: A-100	REV. NO: -		
SCALE: 1:100 @ A1 1:200 @ A3	DRAWN BY: JM		
DATE: 16.09.22	CHECKED BY: BP		
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TOWNHOUSE 4

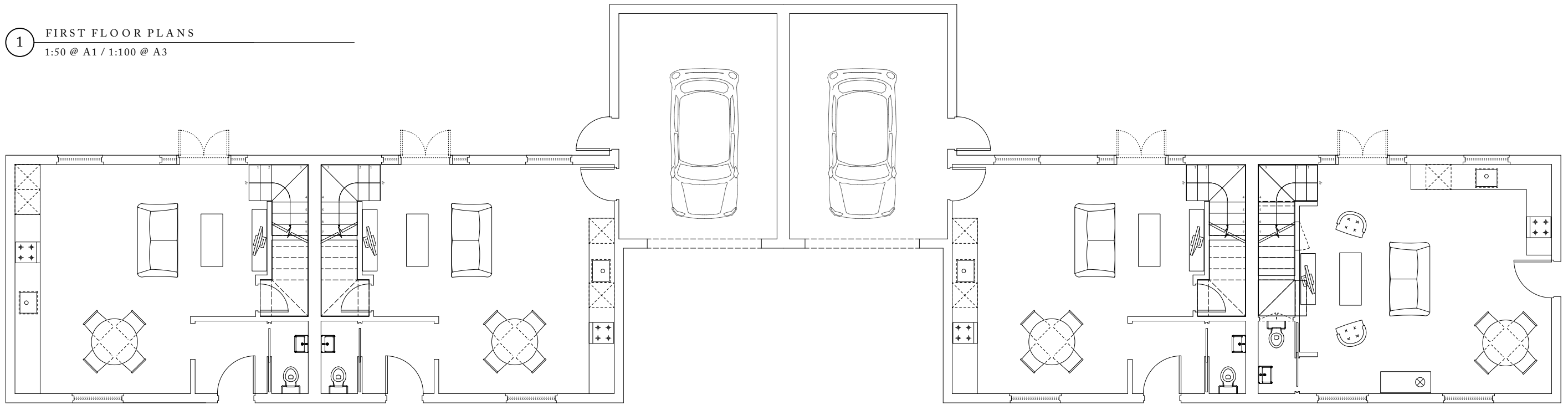
TOWNHOUSE 3



TOWNHOUSE 2

TOWNHOUSE 1

1 FIRST FLOOR PLANS  
1:50 @ A1 / 1:100 @ A3



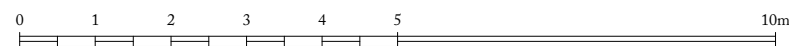
TOWNHOUSE 4

TOWNHOUSE 3

TOWNHOUSE 2

TOWNHOUSE 1

2 GROUND FLOOR PLANS  
1:50 @ A1 / 1:100 @ A3



**Ben Pentreath**

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benpentreath.com

PROJECT: MEADOWVILLE AVENUE

TITLE: PROPOSED PLANS

DRAWING NO: A-101

REV. NO: -

SCALE: 1:50 @ A1  
1:100 @ A3

DRAWN BY: JM

DATE: 16.09.22

CHECKED BY: BP

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# PRICE LIST

9 Meadowville Avenue

HOUSE NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
House 1	2	1	1	77m <sup>2</sup>	\$675,000
House 2	2	1	1	97m <sup>2</sup>	\$689,000
House 3	2	1	1	97m <sup>2</sup>	\$689,000
House 4	2	1	1	77m <sup>2</sup>	\$679,000

Estimated start

Estimated completion

Title type

February 2023

July 2023

Fee Simple

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

## BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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