

BROOKSFIELD

# 97 Strickland Street, Sydenham

*Four Colonial Revival Homes*





*Renders*



**WIN A FREE BROOKSFIELD**








Go in the draw when you buy a Brooksfield.



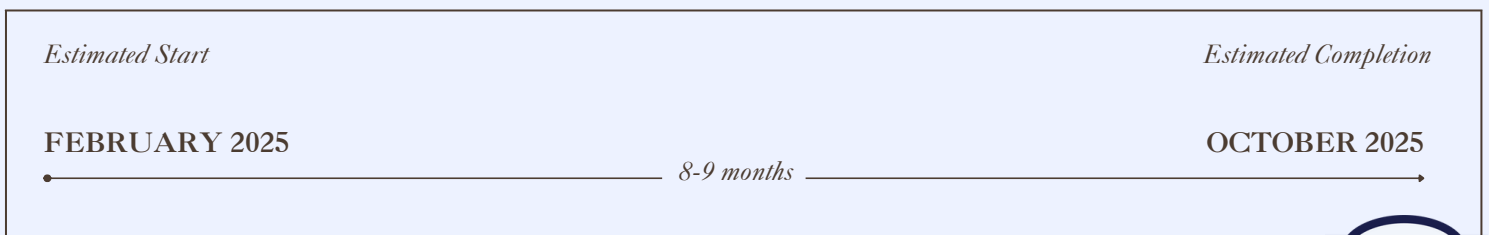
*General Information*

97 Strickland Street is another exceptional display of our Colonial Revival Homes.

*Price List*

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2.5	1.5	Garage	95	\$709,000
Townhouse 2	2.5	1.5	Garage	95	\$699,000
Townhouse 3	2.5	1.5	Garage	95	\$699,000
Townhouse 4	2.5	1.5	Garage	98	\$715,000

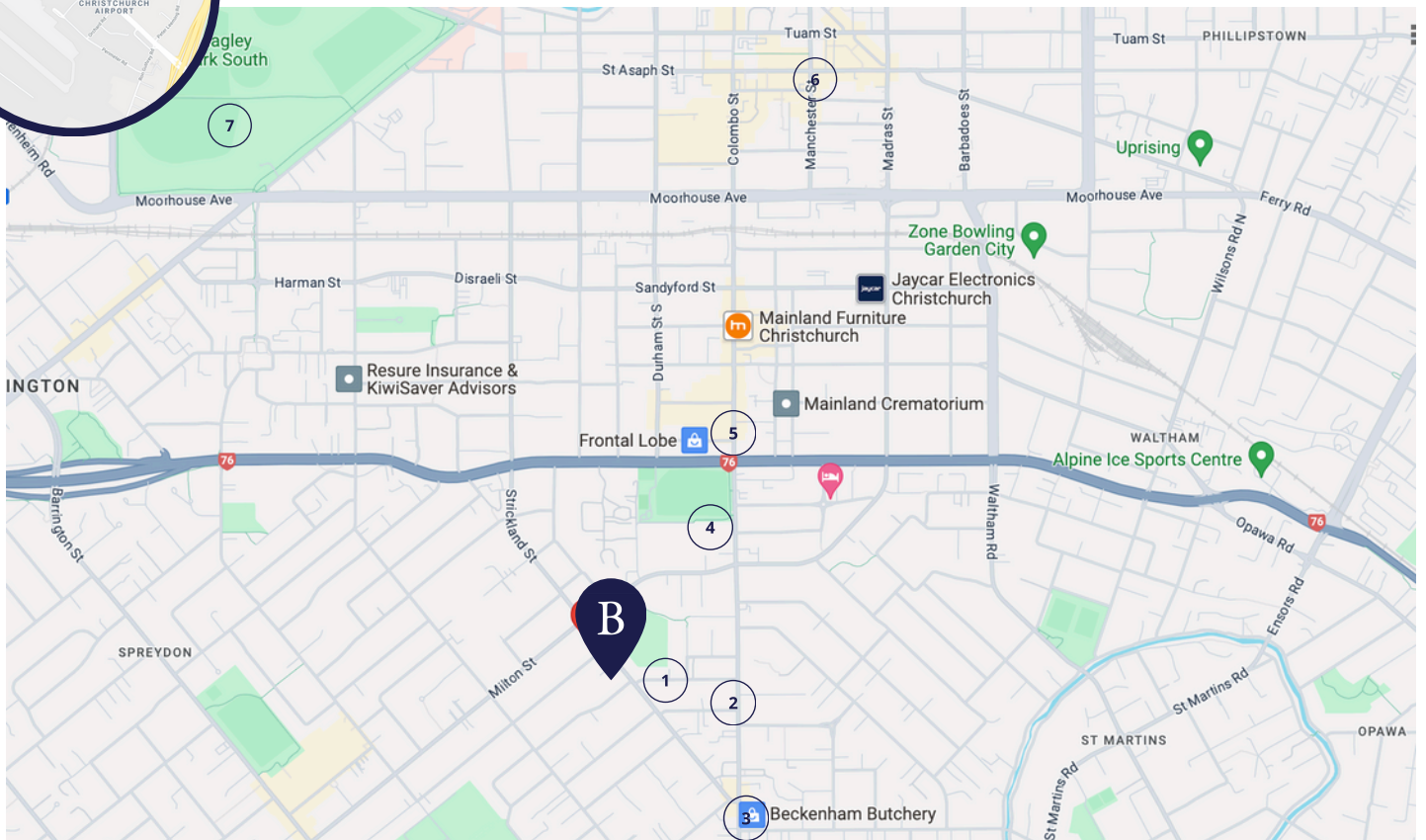
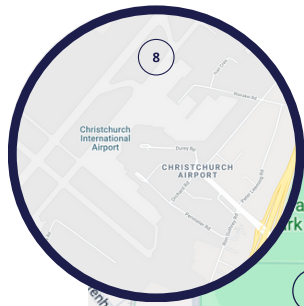
*Build time*



# Location

97 Strickland Street is another example of our Timber Weatherboard Homes designed in London by renowned Ben Pentreath Architects.

Located in Sydenham, 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.

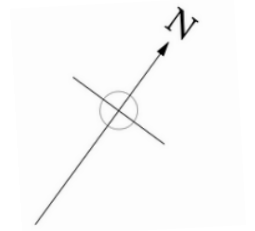


- |                             |   |
|-----------------------------|---|
| ① Bradford Park - 250m      | ⑤ The Colombo - 1.1km                         |
| ② Woolworths Colombo - 500m | ⑥ Christchurch CBD - 3km                      |
| ③ Moon underwater - 700m    | ⑦ Hagley Park & Botanic Gardens - 3.8km       |
| ④ Sydenham Park - 750m      | ⑧ Christchurch International Airport - 13.9km |













# Site Plan



## Landscaping Legend

-  Grass/Lawn Area
-  Lime Area  
- Lime chip finish
-  Paver  
- 600x600 concrete pavers
-  Patio  
- Formed with 100mm concrete slab
-  Driveway  
- Brush concrete to engineers specifications
-  Washing Line  
- Foldable washing line on fence

## Plant Legend

-   
**TYPE 1 - PORTUGUESE LAUREL**  
*Prunus laurocerasus*
-   
**TYPE 3 - KOWHAI TREE**  
*Sophora microphylla*
-   
**TYPE 4 - CHERRY TREE**  
*Prunus avocetoides*
-   
**TYPE 5 - SHRUB MIX**  
*Hydrangea, Lavender, Coprosma, Hebe and/or similar shrubs*
-   
**TYPE 6 - THUJA**  
*Thuja occidentalis*



# East & West Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

*House 1*



East Elevation

*House 4*



West Elevation





# North & South Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m



South Elevation (driveway)



North Elevation (garden)



# Ground floor





# First floor



# Floor Plans – Townhouse 1



2.5



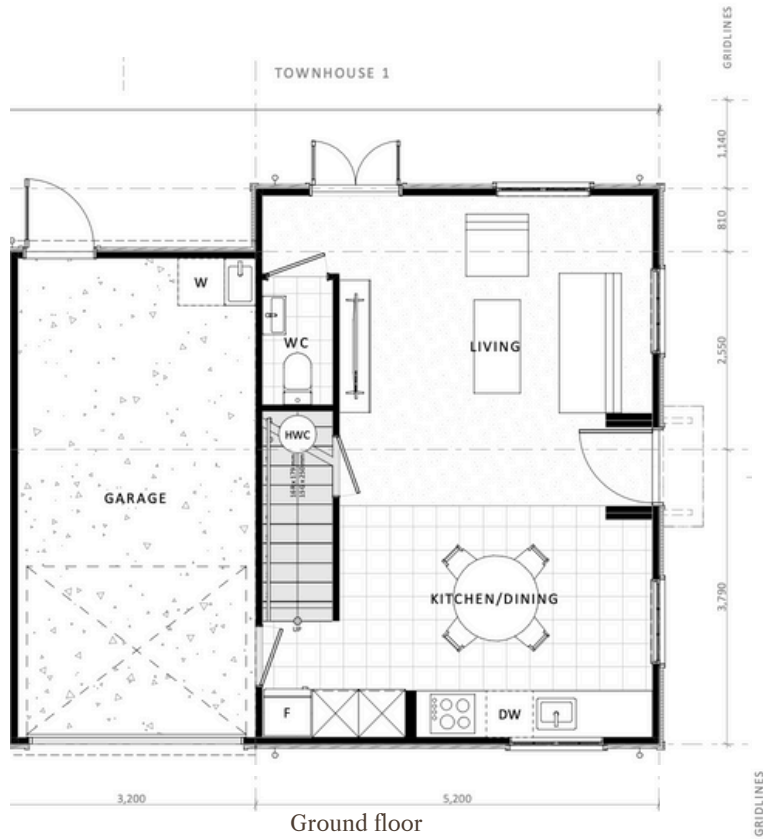
1.5



Garage



95sqm



Ground floor



First floor





# Floor Plans – Townhouse 2



2.5



1.5



Garage



95sqm



Ground floor



First floor



# Floor Plans – Townhouse 3



2.5



1.5



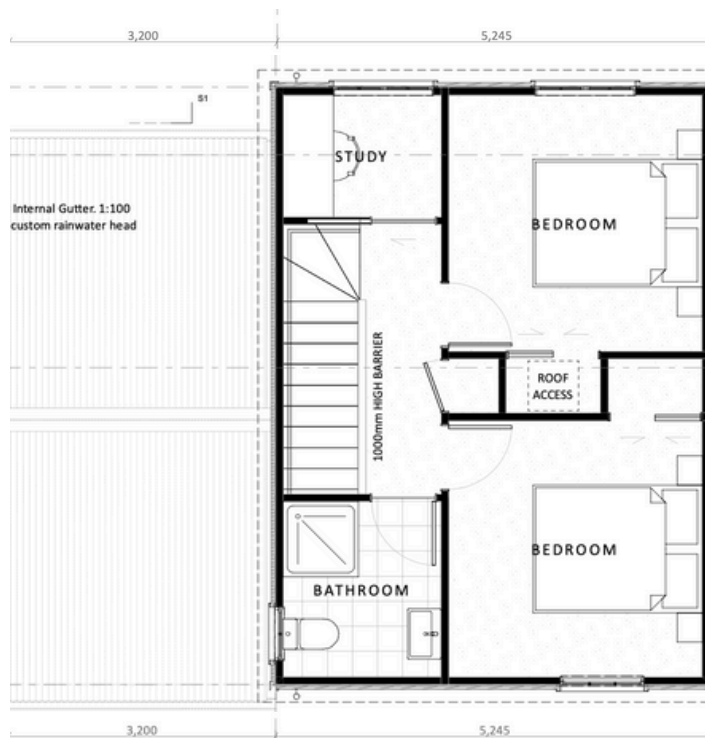
Garage



95sqm



Ground floor



First floor



# Floor Plans – Townhouse 4



2.5



1.5



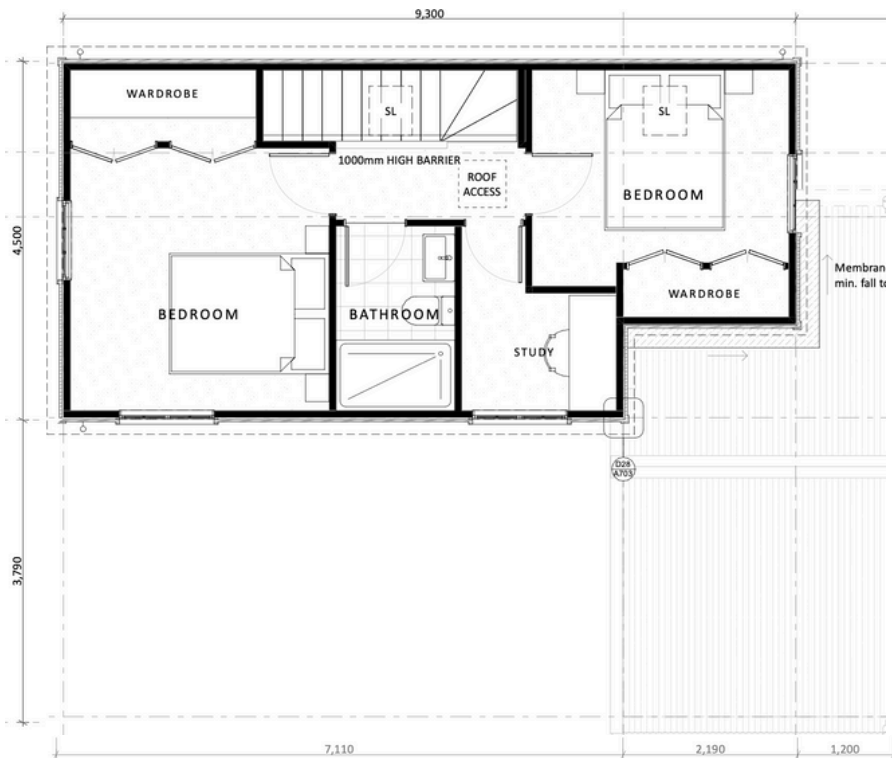
Garage



98sqm



Ground floor



First floor





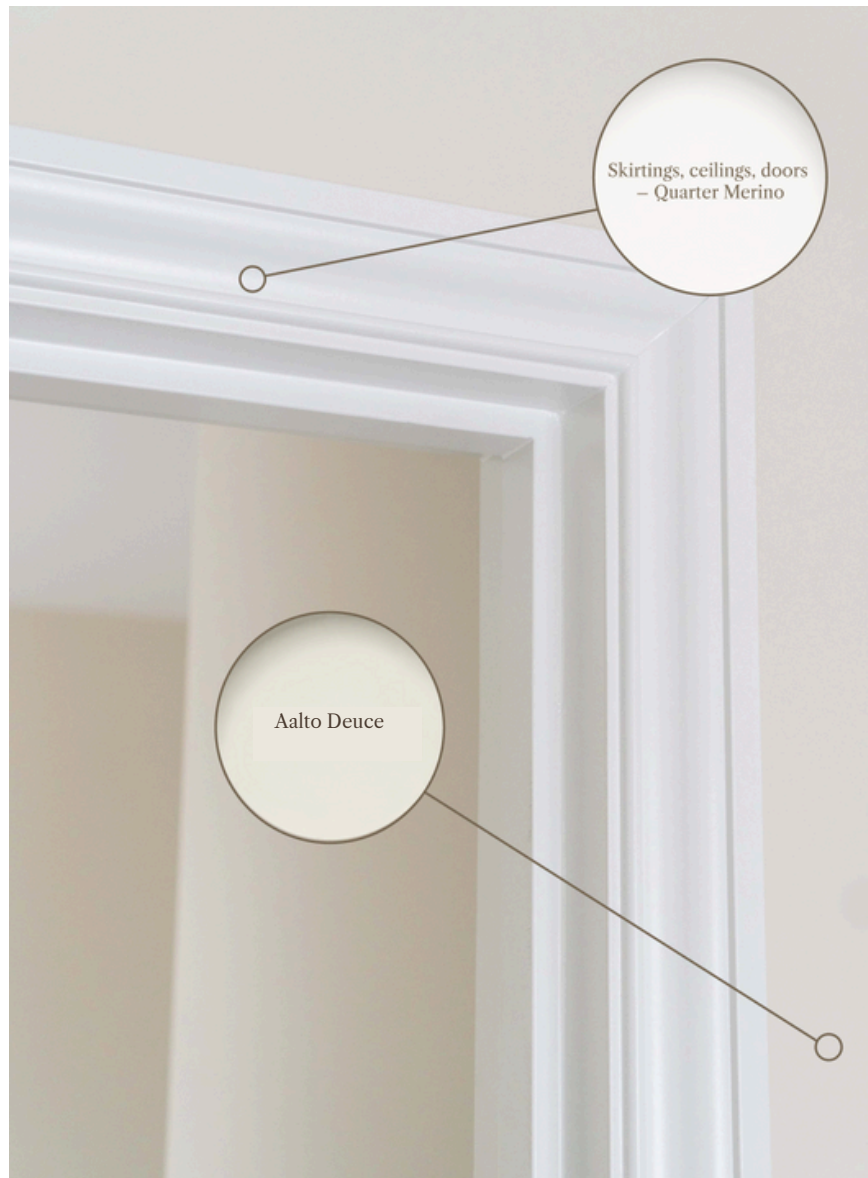
*It's all in the details –*  
Standard Interior Spec  
& Upgrade Options



# 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 Spec



**Pictured above**

- 1. Carpet: Godfrey hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/bathroom tapware: Posh canterbury sink mixer
- 3. Kitchen/entrance 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: Quater 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: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms: Cavius Photoelectric Smoke Alarm

**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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# Kitchen Upgrade Options

## Kitchen Cabinetry



*Standard*

*Shaker Style*



White  
*Standard*

Taupe

Sage Green



Light blue

Dusty Blue

Dark Blue

## Kitchen Handles/Knobs

*Standard range*



Black  
*Standard*



Antique Pewter



Antique Bronze



Chrome

*Upgrade range*



Unlacquered  
Polished Brass

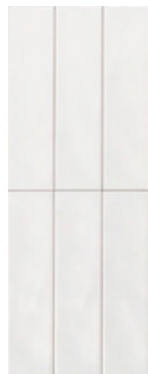


Satin Nickel

## Kitchen Splashback Tiles



White Gloss Subway Tile  
*Standard*



Crest White Matt



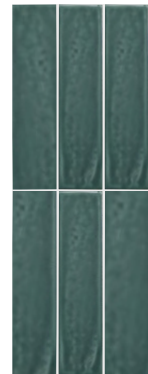
Crest Bone Gloss



Crest Sea Foam Gloss



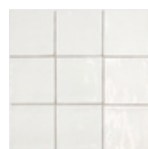
Crest Field Green Gloss



Crest Jungle Green



Redcliffs Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green



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# Kitchen Upgrade Options

Kitchen Fixtures

*Standard range*



Posh Canterbury Mixer  
*Standard*



Modern  
Chrome



Modern  
Brushed Brass



Modern  
Black



Modern  
Brushed Nickel

*Upgrade range*



Pull Out Spray  
Chrome



Pull Out Spray  
Brushed Brass



Pull Out Spray  
Black



Pull Out Spray  
Brushed Nickel

# Door Handle Upgrade Options



Polished Chrome  
*Standard*



Unlacquered Brass



Black





# Flooring Upgrade Options

Wood-Look Porcelain Tile

*Standard range*



Forest Cedar  
*Standard*

Forest Teak

Forest Nutmeg

Oak Flooring

*Upgrade range*



Smoke

Hickory

NZ Wool Carpet



Stonewashed  
*Standard*

Stonehenge

Concrete



# Bathroom Upgrade Options

## Bathroom Floor Tiles



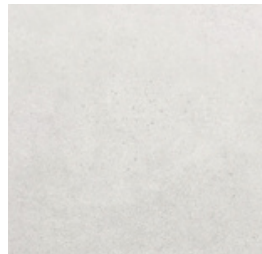
Artisan Gris Matt  
*Standard*



Artisan Sage Matt



Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600



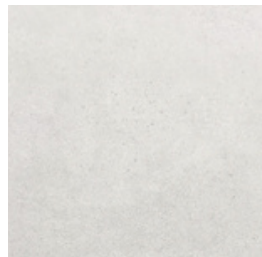
Olympia Shell 600x600



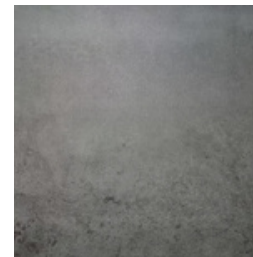
Redcliffs Terracotta  
Herringbone  
*Upgrade Option*

## Shower Wall Tiles

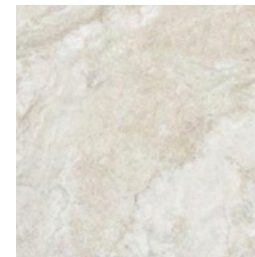
*Standard Range*



Pacific White Lappato 600x600  
*Standard*



Gunmetal 660x600



Olympia Shell 600x600

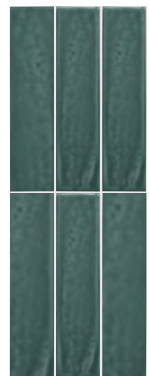
*Upgrade Range*



Crest Sea Foam Gloss



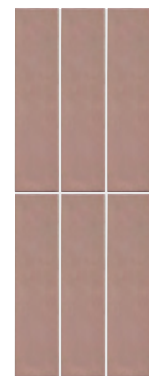
Crest Field Green Gloss



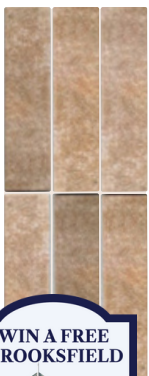
Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway



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# Bathroom Upgrade Options

## Vanity fixture



Posh Canterbury Basin Mixer  
*Standard*



Modern  
Chrome



Modern  
Brushed Brass



Modern  
Black



Modern  
Brushed Nickel

## Vanity Handles



Chrome  
*Standard*



Antique Bronze



Black



Black Iron

## Shower fixture



Posh Canterbury Shower Mixer  
*Standard*



Modern Chrome



Modern  
Brushed Brass



Modern Black



Modern  
Brushed Nickel

## *Upgrade Range*



Column Shower



Column Shower



Column Shower



Column Shower



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# Other Upgrade Options

Mantle with electric fireplace



Internal shutters



Pendant Lights

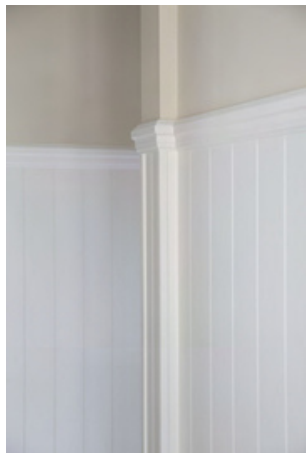


Black



Brass

Villaboard



Half height with Dado rail



Full height





# Your Rental Appraisal

26 August 2024

	2.5
	1.5
	1

ADDRESS: 97 Strickland Street, Sydenham

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 **\$560 - \$590 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

 0800 548 454

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

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



# RENTAL APPRAISAL.

**Date:** 17 September 2024

**Prepared for:** Brookfields

Thank you for requesting a rental assessment for: **Townhouse 1-4, 97 Strickland Street, Sydenham**

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 this property to rent between \$560 and \$590 per week (unfurnished).



**Prepared by:** Kelly Johnston  
Business Development Manager  
M 0274 838 113  
Kelly@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

100% of our homes were occupied

August 2024 statistics

## Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



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>





# YOUR RENTAL ASSESSMENT

28 AUGUST 2024

## 97 STRICKLAND STREET, SYDENHAM

Thank you for the opportunity to provide a rental assessment on the property situated at **97 Strickland Street, Sydenham (2 bed)**.

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 **\$560 - \$580** per week 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.



### MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

### GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the 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 this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation or warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts 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, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

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# Ohana

Welcome to

## 97 Strickland Street, Sydenham

(2.5 Bed, 1.5 Bath, Garage)



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

**\$1,100**

Gross Weekly Estimates  
(at 80% occupancy)

**\$56,352**

Gross Yearly Estimates  
(at 80% occupancy)

### Rent

Average Nightly Rate **\$185**  
Gross Weekly Estimate **\$1,100**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$56,352**  
(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



021 250 9131

andreas@ohanaproperty.com

ohanaprop



*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.





B R O O K S F I E L D

0800 548 454

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

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