Cashmere Gardens

88 Hunter Terrace A Garden village of 13 homes



General Information

88 Hunter Terrace is another exceptional display of our Colonial Revival Homes.

	BEDROOMS	BATHROOMS	GARAGE	SIZE	PRICE
Port Hills Cottage - Lot 10	2	1.5	Garage	114	SOLD
Garden House - Lot 11	2	1	Garage	95	SOLD
The Garden Apartment - Lot 13	2	1	Carpark	82	SOLD
Lane House - Lot 12	2	1.5	Carpark	75	\$709,000
Western Cottage - Lot 1	2	1	Carpark	70	SOLD
Eastern Cottage - Lot 2	2	1	Garage	91	\$799,000
Sunflower Villa - Lot 3	3	2	Double Garage	147	\$1,249,000
Wisteria Villa - Lot 4	3	2	Double Garage	147	SOLD
Heathcote Villa - Lot 5	3	2	Double Garage	147	SOLD
Rose Cottage - Lot 6	2	1.5	Garage	97	SOLD
Railway Cottage - Lot 7	2	1.5	Carpark	77	\$709,000
Sage Cottage - Lot 8	3	2	Garage	111	SOLD
The Bay Villa - Lot 9	3	2	Garage	116	SOLD

Build time

Estimated Start Estimated Completion

JULY 2025

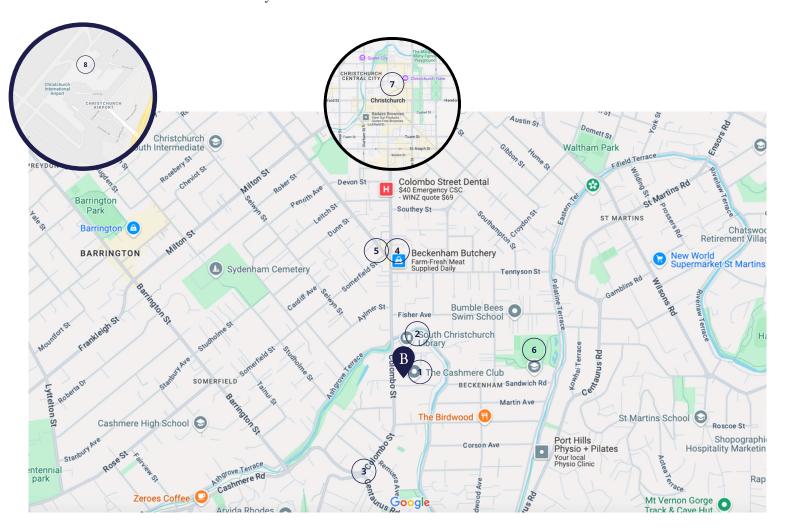
JULY 2026

____ 12 - 13 months _

Location

Cashmere Gardens is a small village of 13 homes in a lovely treelined laneway.

Located in close to 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.



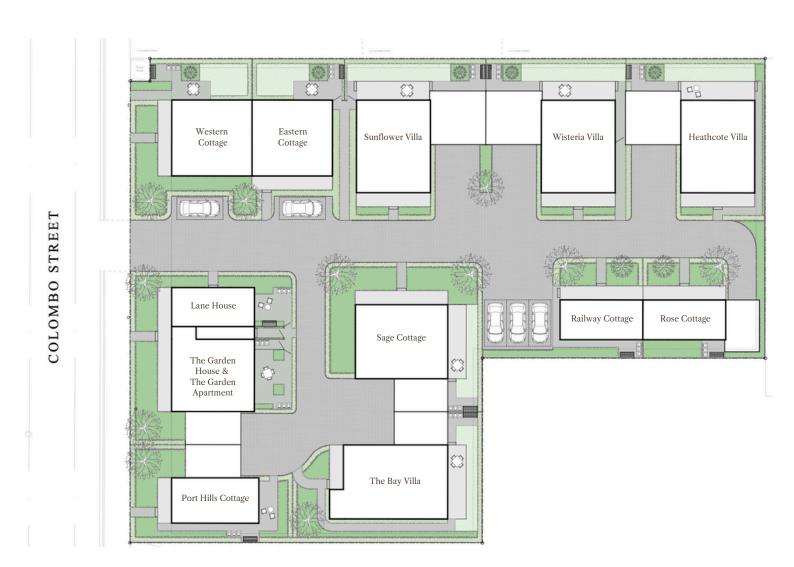
- (1) The Cashmere Club 50m
- Moon Under Water 900m
- South Christchurch Library & Sunday Markets - 280m
- 6 Beckenham Park 1.1km

3 Protocol - 700m

- 7) Christchurch CBD 4.6km
- Formaggio's 850m
- 8 Christchurch International Airport 13.2km



Site Plan



Outdoor Living Sizes

Port Hills Cottage: 80m2 Garden House: 94m2

The Garden Apartment: 13m2 (Deck size)

Lane House: 54m2 Western Cottage: 113m2 Eastern Cottage: 45m2 Sunflower Villa: 63m2 Wisteria Villa: 62m2 Heathcote Villa: 62m2 Rose Cottage: 42m2 Railway Cottage: 45m2 Sage Cottage: 148m2 The Bay Villa: 53m2



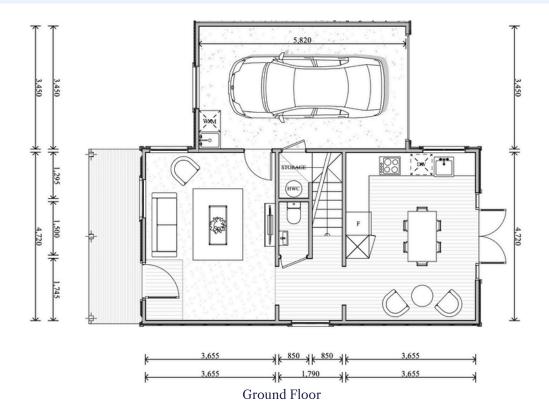
Port Hills Cottage

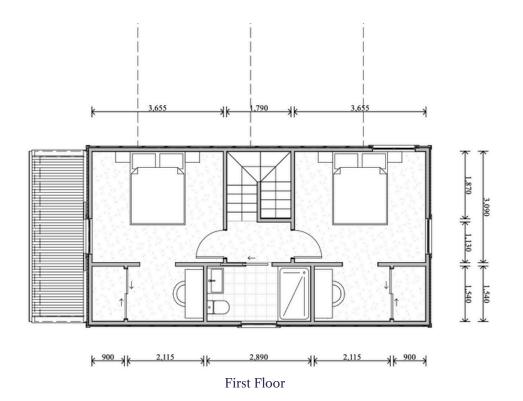




Floor Plans – Port Hills Cottage









Lane House



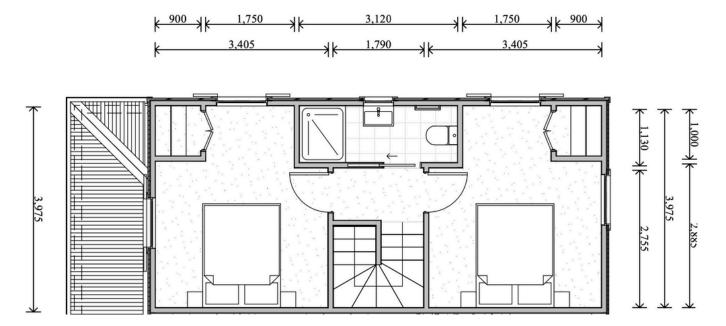


Floor Plans – Lane House





Ground Floor



First Floor



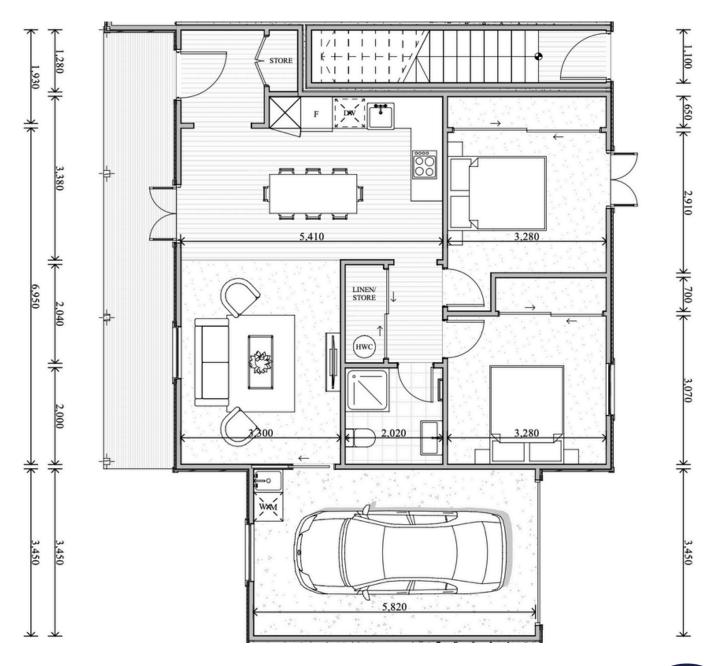
Garden House





Floor Plans – Garden House







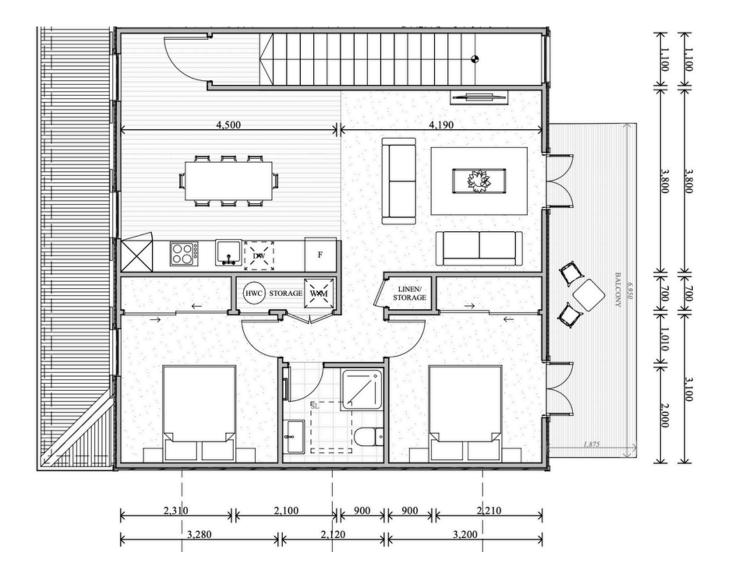
The Garden Apartment





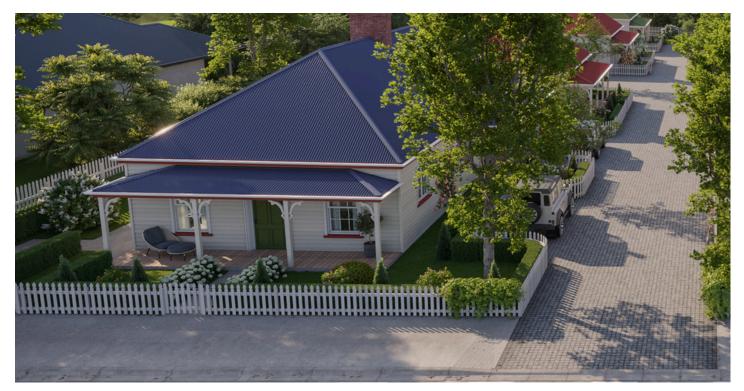
Floor Plans – The Garden Apartment







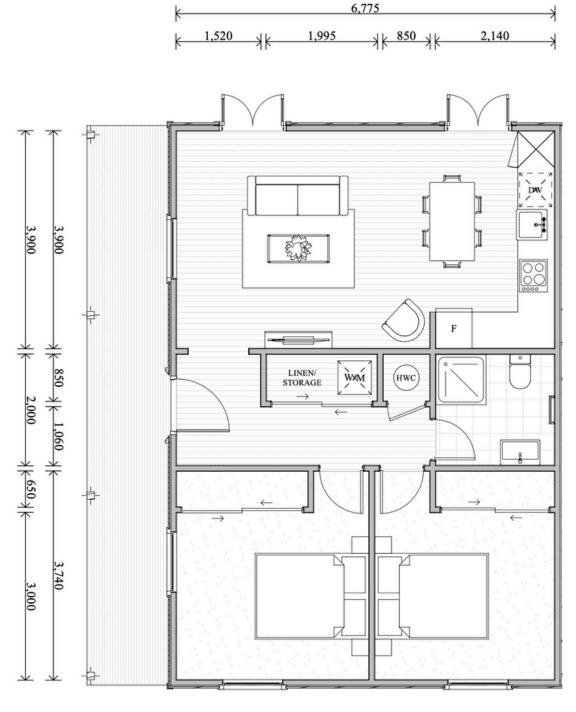
Western Cottage





Floor Plans – Western Cottage







Ground floor

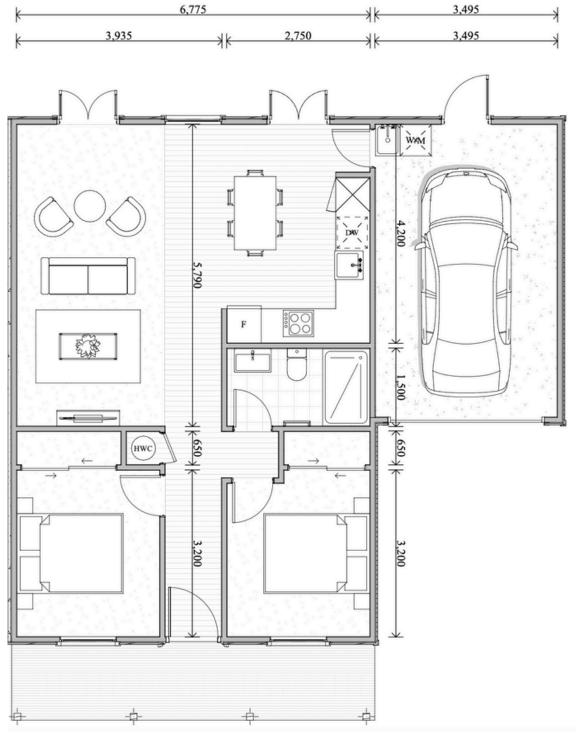
Eastern Cottage





Floor Plans – Eastern Cottage









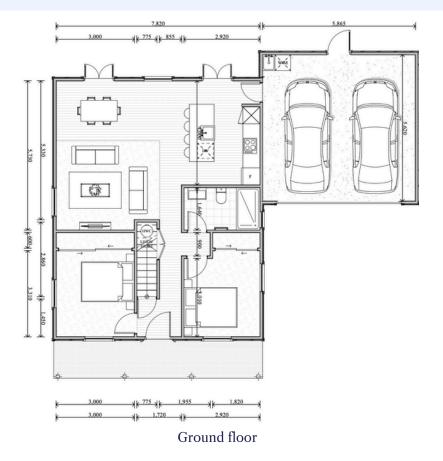
Sunflower Villa

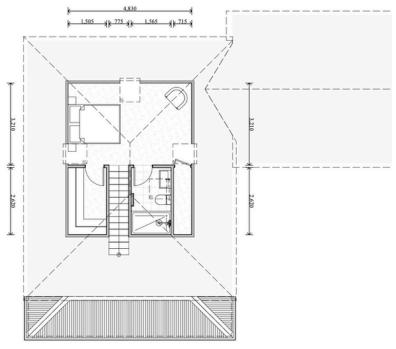




Floor Plans – Sunflower Villa











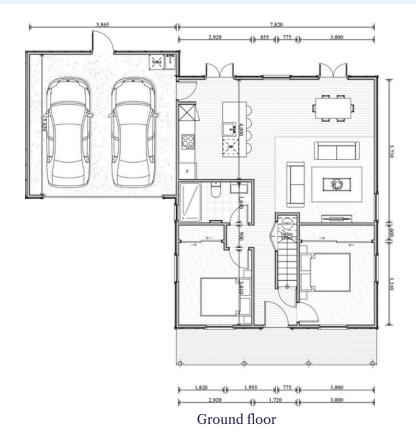
Wisteria Villa

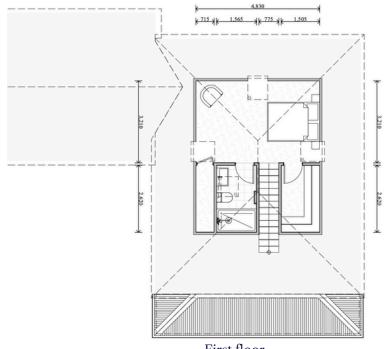




Floor Plans – Wisteria Villa











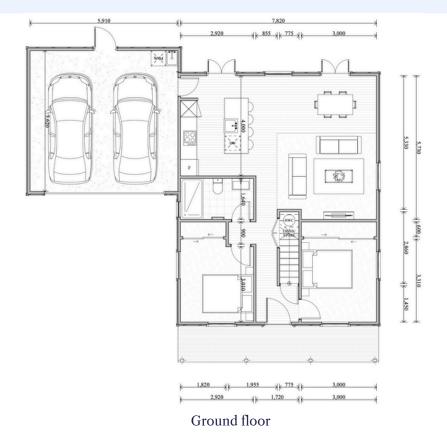
Heathcote Villa

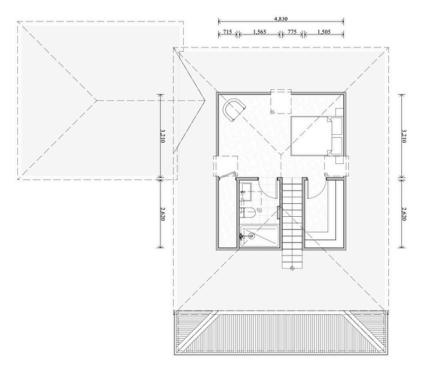




Floor Plans – Heathcote Villa









First floor

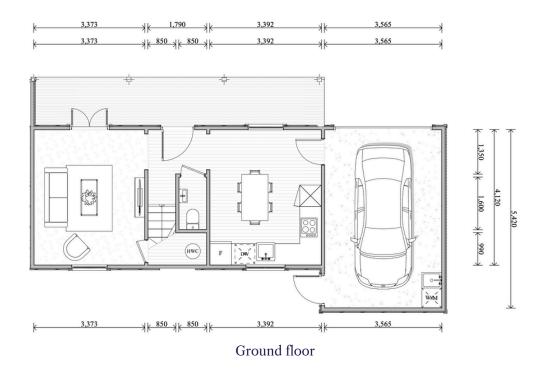
Rose Cottage

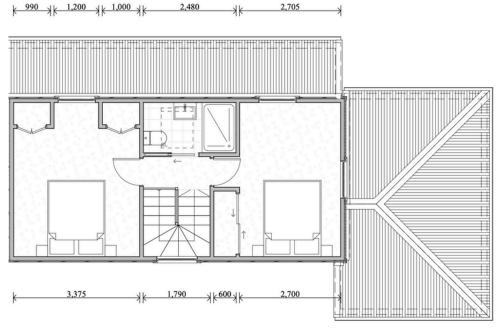




Floor Plans – Rose Cottage











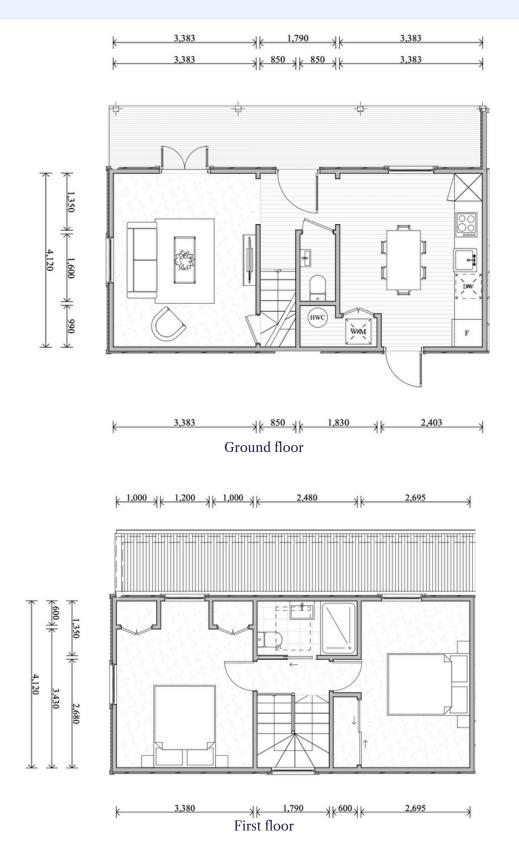
Railway Cottage





Floor Plans – Railway Cottage







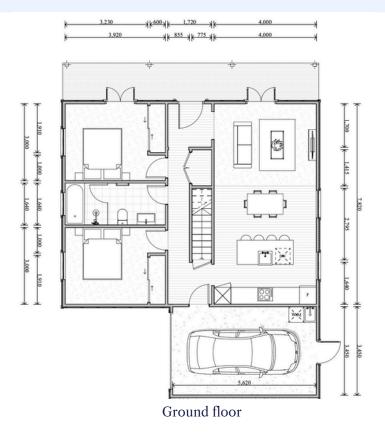
Sage Cottage

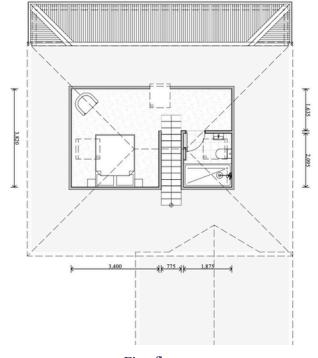




Floor Plans – Sage Cottage











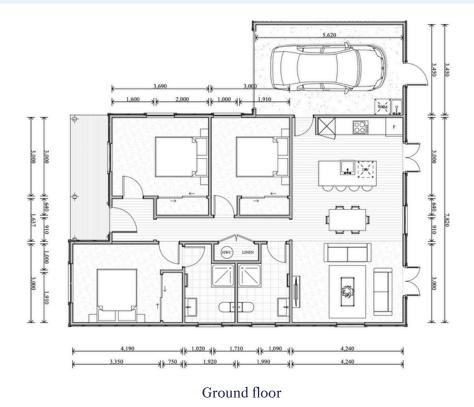
The Bay Villa

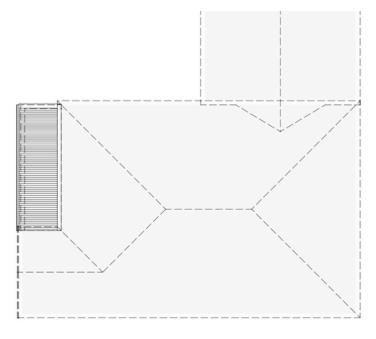




Floor Plans – The Bay Villa









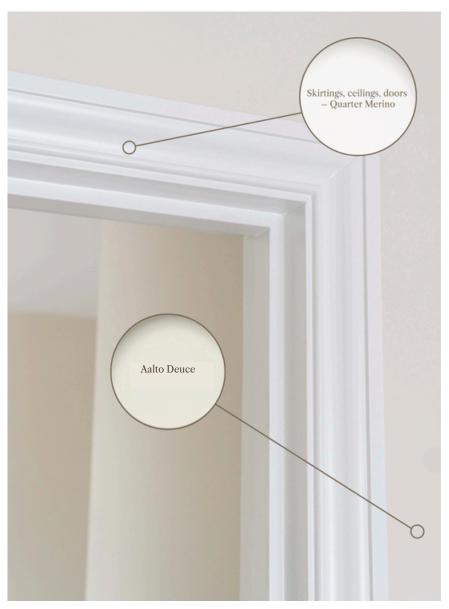
First floor

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



Colouring & Detailing

Note: All homes are sold as a turnkey package. Everything will be completed prior to handover including window furnishings and landscaping. The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfield we believe in using high-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: Liberty sink mixer
- 3. Kitchen/Entranc 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: Quarter 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

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



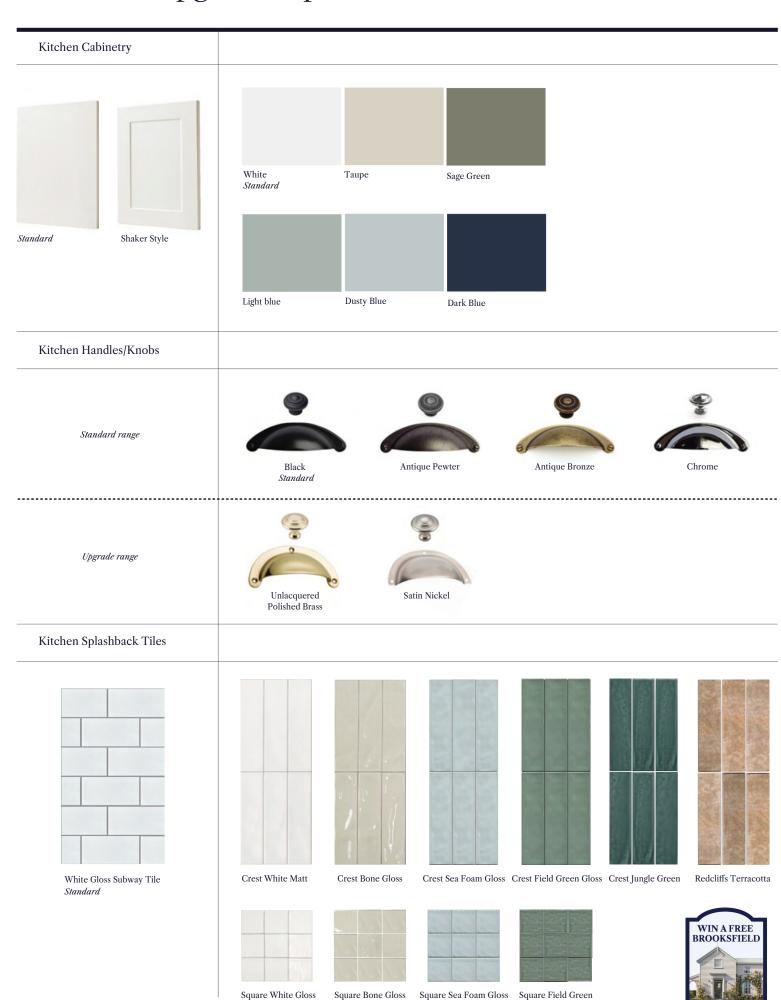
Standard Spec







Kitchen Upgrade Options



Kitchen Upgrade Options



Door Handle Upgrade Options

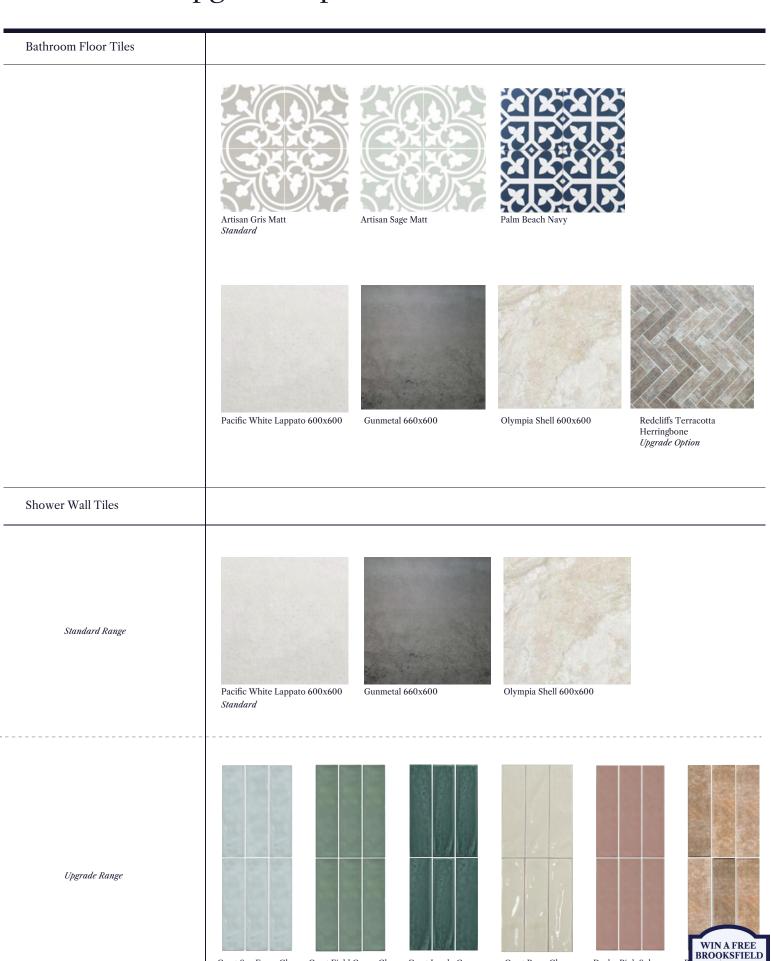


Flooring Upgrade Options





Bathroom Upgrade Options



Crest Bone Gloss

Dusky Pink Subway

Bathroom Upgrade Options



Other Upgrade Options

Mantle with electric fireplace			Internal shutters
Pendant Lights			
	Black	Brass	
Villaboard			



Half height with Dado rail



Full height



Mood Boards

Light Blue & Brass



Sage Green & Brass





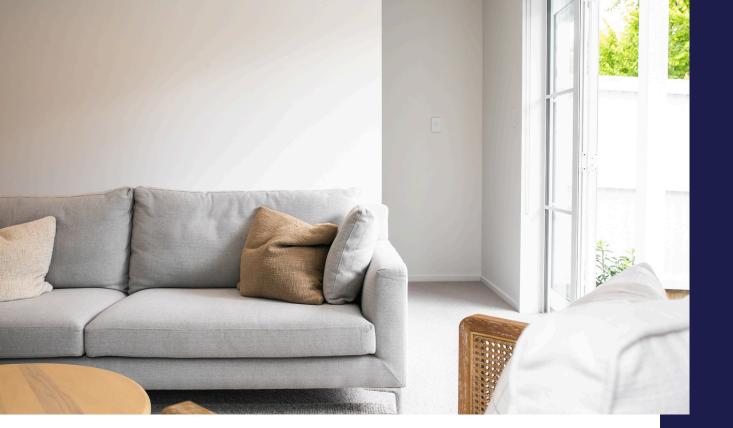


Dark Blue & Brass









Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- · Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker Senior Property Manager



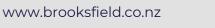
Richard Milbank Property Manager

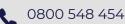


Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration









Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Port Hills Cottage, Cashmere Gardens

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 \$600 and \$620 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

September 2024 statistics

Your Business Development Team







Jen Neil



Kelly Johnston



Rosa Ellis

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Garden House, Cashmere Gardens

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 \$580 and \$600 per week (unfurnished).



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Thank you for requesting a rental assessment for: The Garden Apartment, Cashmere Gardens

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We consider this property to rent between \$550 and \$570 per week (unfurnished).



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September 2024 statistics

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Jen Neil



Kelly Johnston



Rosa Ellis

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Lane House, Cashmere Gardens

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We consider this property to rent between \$550 and \$570 per week (unfurnished).



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September 2024 statistics

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Jen Neil



Kelly Johnston



Rosa Ellis

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Western Cottage, Cashmere Gardens

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We consider this property to rent between \$560 and \$580 per week (unfurnished).



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September 2024 statistics

Your Business Development Team







Jen Neil



Kelly Johnston



Rosa Elli

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Eastern Cottage, Cashmere Gardens

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 \$580 per week (unfurnished).



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September 2024 statistics

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Jen Neil



Kelly Johnston



Rosa Elli

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Sunflower Villa, Cashmere Gardens

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 \$720 and \$750 per week (unfurnished).



Prepared by: Kelly Johnston Business Development Manager M 0274 838 113 Kelly@assetmanagers.co.nz

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September 2024 statistics

Your Business Development Team







Jen Neil



Kelly Johnston



Rosa Ellis

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Wisteria Villa, Cashmere Gardens

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 \$720 and \$750 per week (unfurnished).



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Jen Neil



Kelly Johnston



Rosa Elli

Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Heathcote Villa, Cashmere Gardens

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We consider this property to rent between \$720 and \$750 per week (unfurnished).



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September 2024 statistics

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Jen Neil



Kelly Johnston



Rosa Ellis

Date: 9 October 2024

Brooksfield **Prepared for:**

Thank you for requesting a rental assessment for: Rose Cottage, Cashmere Gardens

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 \$590 and \$610 per week (unfurnished).



Prepared by: Kelly Johnston Business Development Manager M 0274 838 113 Kelly@assetmanagers.co.nz

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Jen Neil



Kelly Johnston



Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: Railway Cottage, Cashmere Gardens

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We consider this property to rent between \$550 and \$570 per week (unfurnished).



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Rosa Ellis

Date: 9 October 2024

Brooksfield **Prepared for:**

Thank you for requesting a rental assessment for: Sage Cottage, Cashmere Gardens

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We consider this property to rent between \$680 and \$720 per week (unfurnished).



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Kelly Johnston



Date: 9 October 2024

Prepared for: Brooksfield

Thank you for requesting a rental assessment for: The Bay Villa, Cashmere Gardens

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 \$700 and \$730 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

September 2024 statistics

Your Business Development Team







Jen Neil



Kelly Johnston



Rosa Ellis

About Brooksfield

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, Brooksfield 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 Brooksfield 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 Brooksfield 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 Expression Of Interest

This EOI form is non binding.

This form allows you to put a property on Hold while you think about it, without having someone else buying it in the specified time below.

Name:
Phone No:
Email:
Address of property:
Indicated price:
End date of hold:
Client Acknowledgement:
I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have Until the end date as stated above to either: (a) to proceed forward by making a conditional offer. (b) not to proceed forward, thus ending our Hold on the above property.
The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).
Signed:

BROOKSFIELD

