

BROOKSFIELD

Cashmere Gardens






88 Hunter Terrace

A Garden village of 13 homes

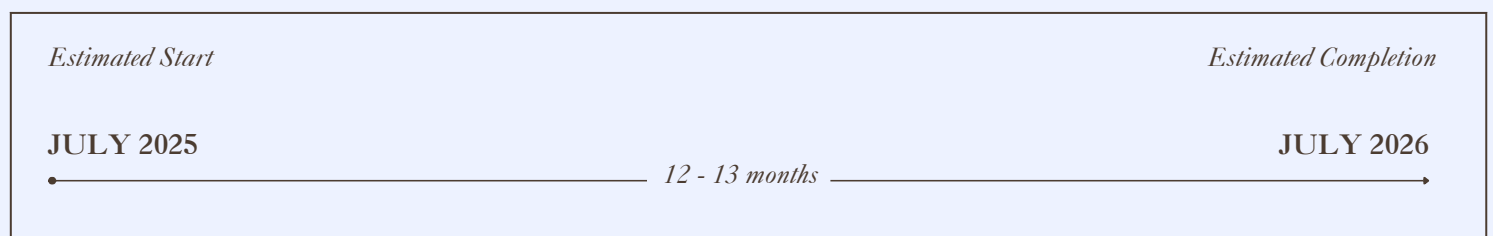


General Information

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 | \$799,000 |
| Garden House - Lot 11 | 2 | 1 | Garage | 95 | \$725,000 |
| The Garden Apartment - Lot 13 | 2 | 1 | Carpark | 82 | \$709,000 |
| Lane House - Lot 12 | 2 | 1.5 | Carpark | 75 | \$689,000 |
| Western Cottage - Lot 1 | 2 | 1 | Carpark | 70 | \$749,000 |
| Eastern Cottage - Lot 2 | 2 | 1 | Garage | 91 | \$799,000 |
| Sunflower Villa - Lot 3 | 3 | 2 | Double Garage | 147 | \$1,150,000 |
| Wisteria Villa - Lot 4 | 3 | 2 | Double Garage | 147 | \$1,150,000 |
| Heathcote Villa - Lot 5 | 3 | 2 | Double Garage | 147 | \$1,150,000 |
| Rose Cottage - Lot 6 | 2 | 1.5 | Garage | 97 | \$720,000 |
| Railway Cottage - Lot 7 | 2 | 1.5 | Carpark | 77 | \$699,000 |
| Sage Cottage - Lot 8 | 3 | 2 | Garage | 111 | \$1,099,000 |
| The Bay Villa - Lot 9 | 3 | 2 | Garage | 116 | \$999,000 |

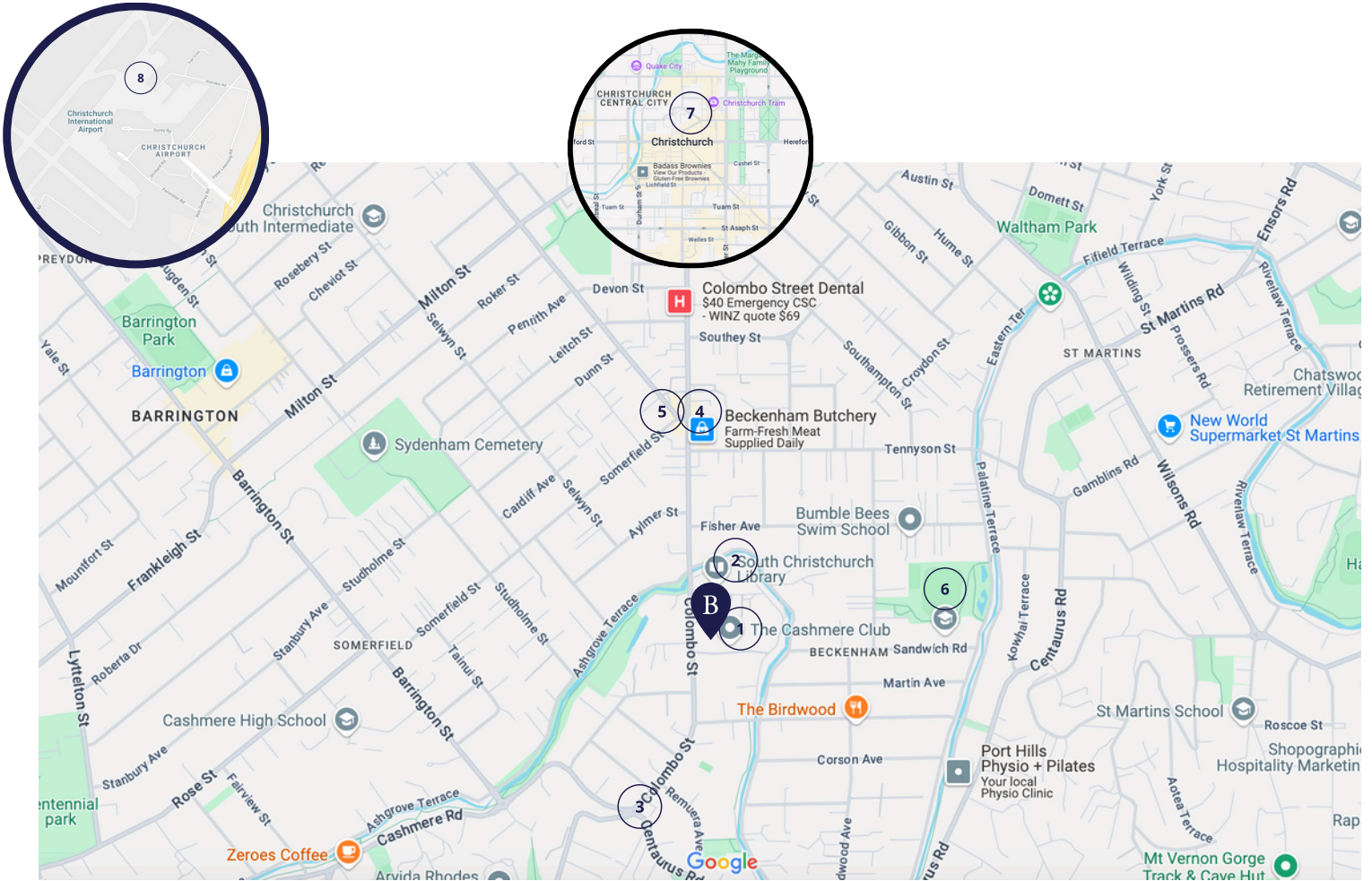
Build time



Location

Cashmere Gardens is a small village of 13 homes in a lovely tree-lined 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
- 2 South Christchurch Library & Sunday Markets - 280m
- 3 Protocol - 700m
- 4 Formaggio's - 850m
- 5 Moon Under Water - 900m
- 6 Beckenham Park - 1.1km
- 7 Christchurch CBD - 4.6km
- 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



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Floor Plans – Port Hills Cottage



2



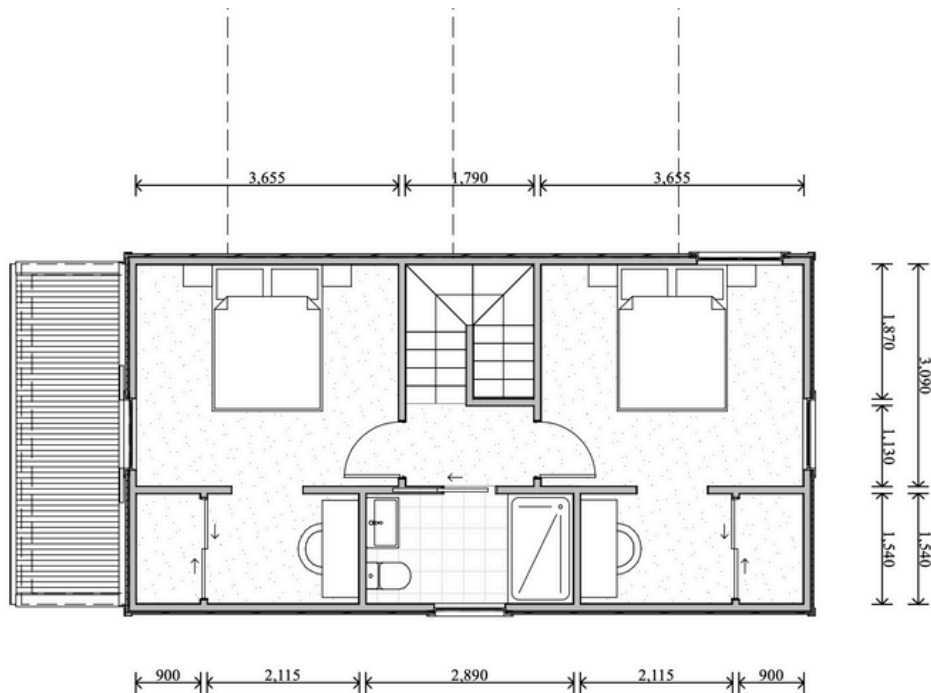
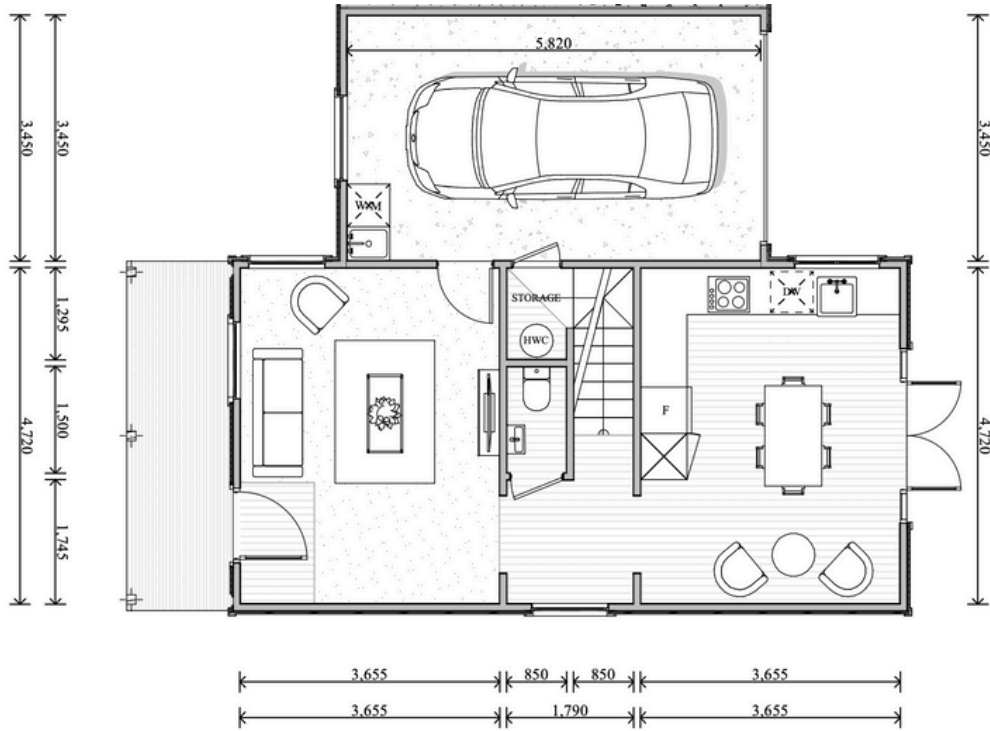
1.5



Garage



114sqm



Lane House



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Floor Plans – Lane House



2



1.5



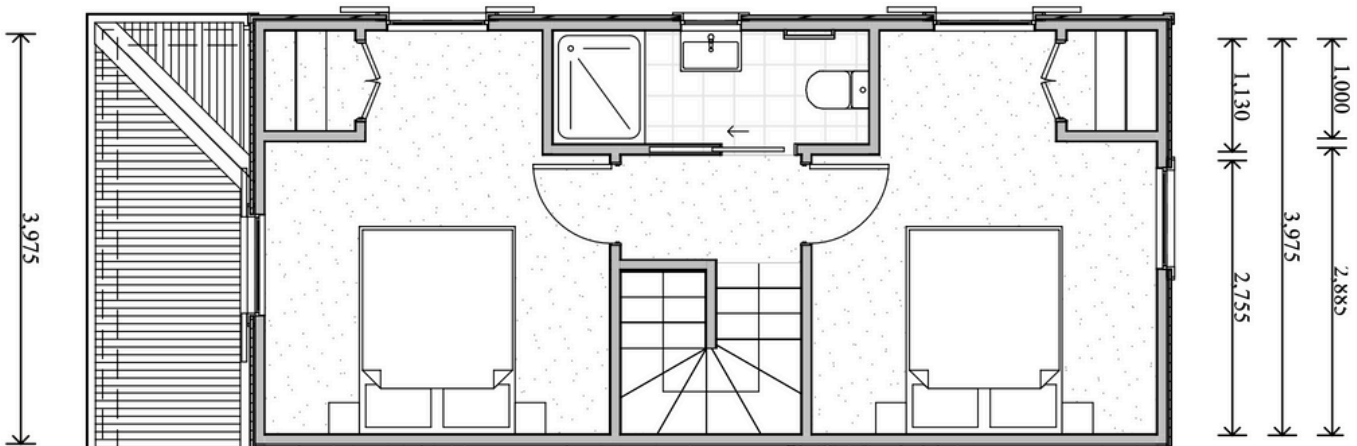
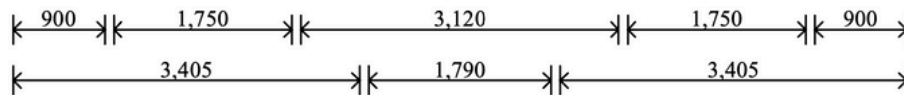
Carpark



75sqm



Ground Floor



First Floor







Garden House

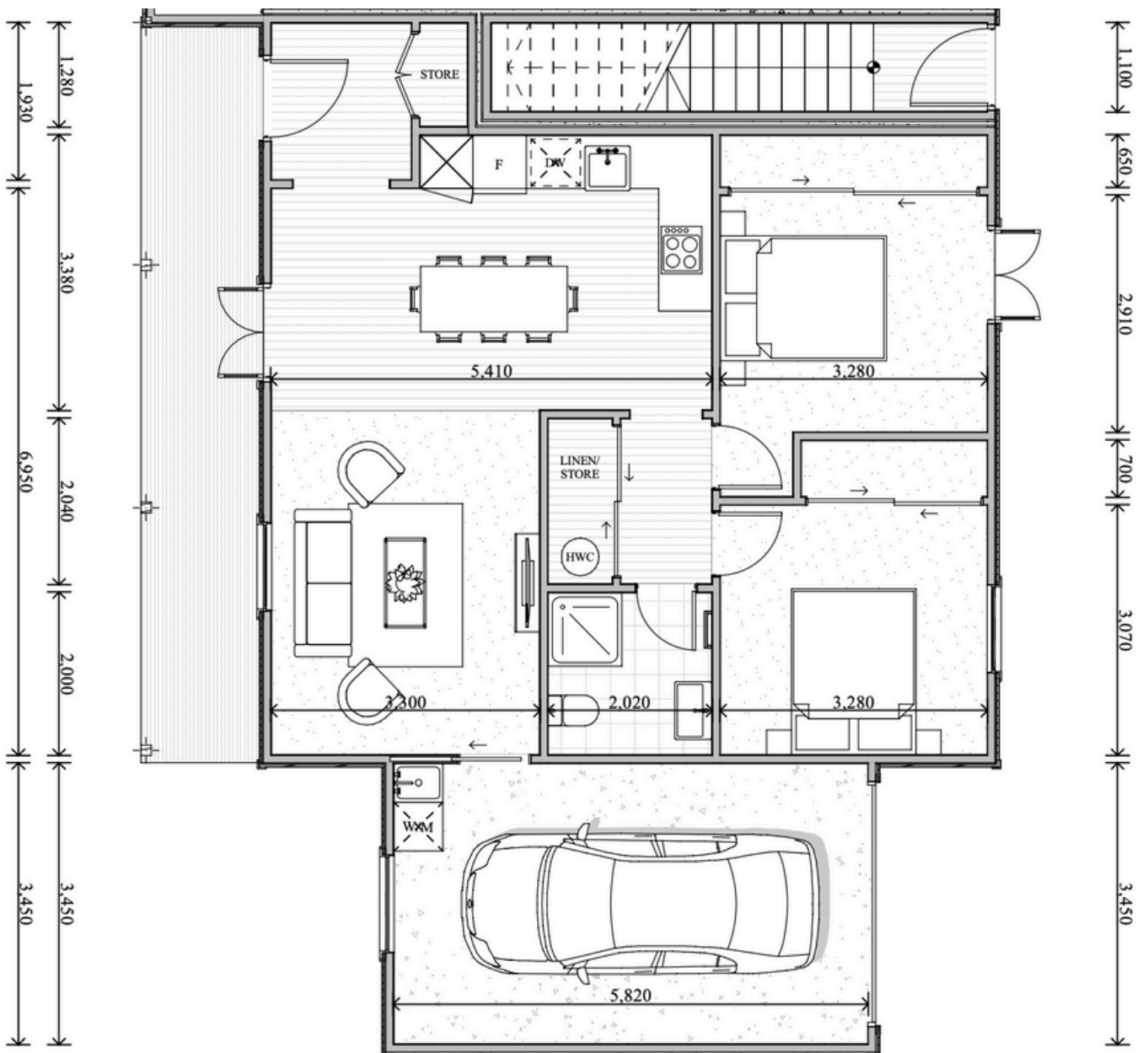


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Floor Plans – Garden House





- 
2
- 
1
- 
Garage
- 
95sqm

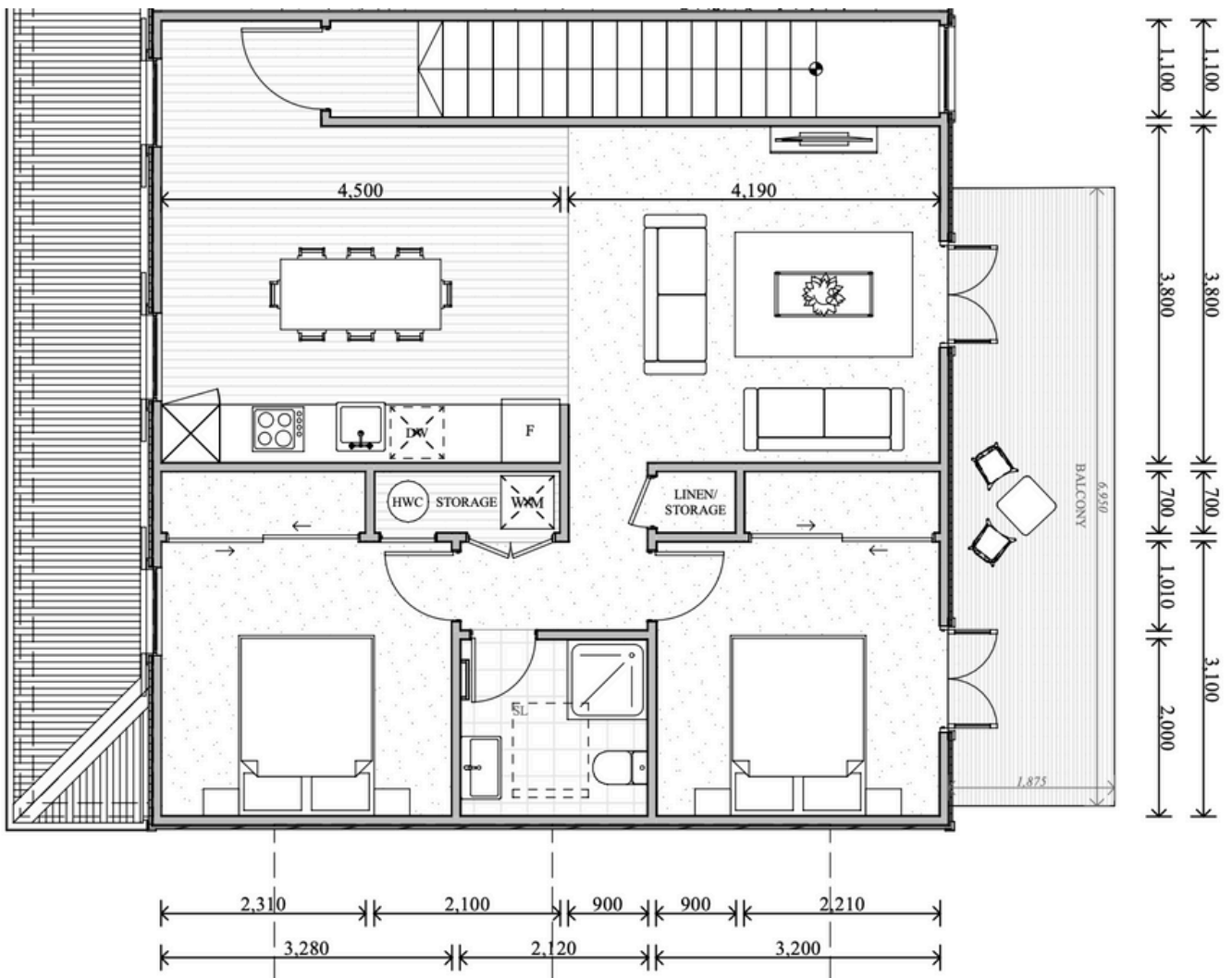


The Garden Apartment

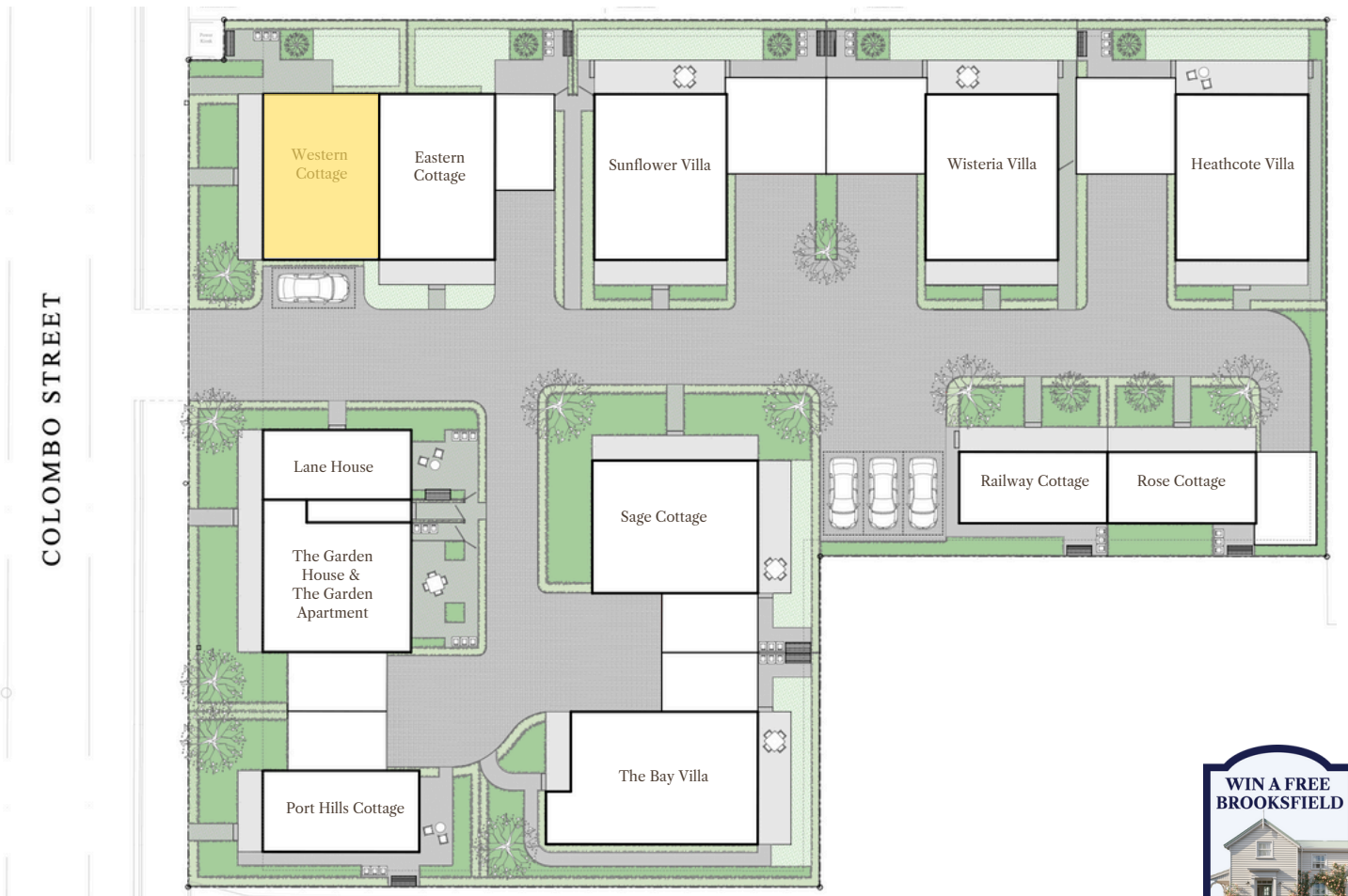


Floor Plans – The Garden Apartment





-  2
-  1
-  Carpark
-  82sqm

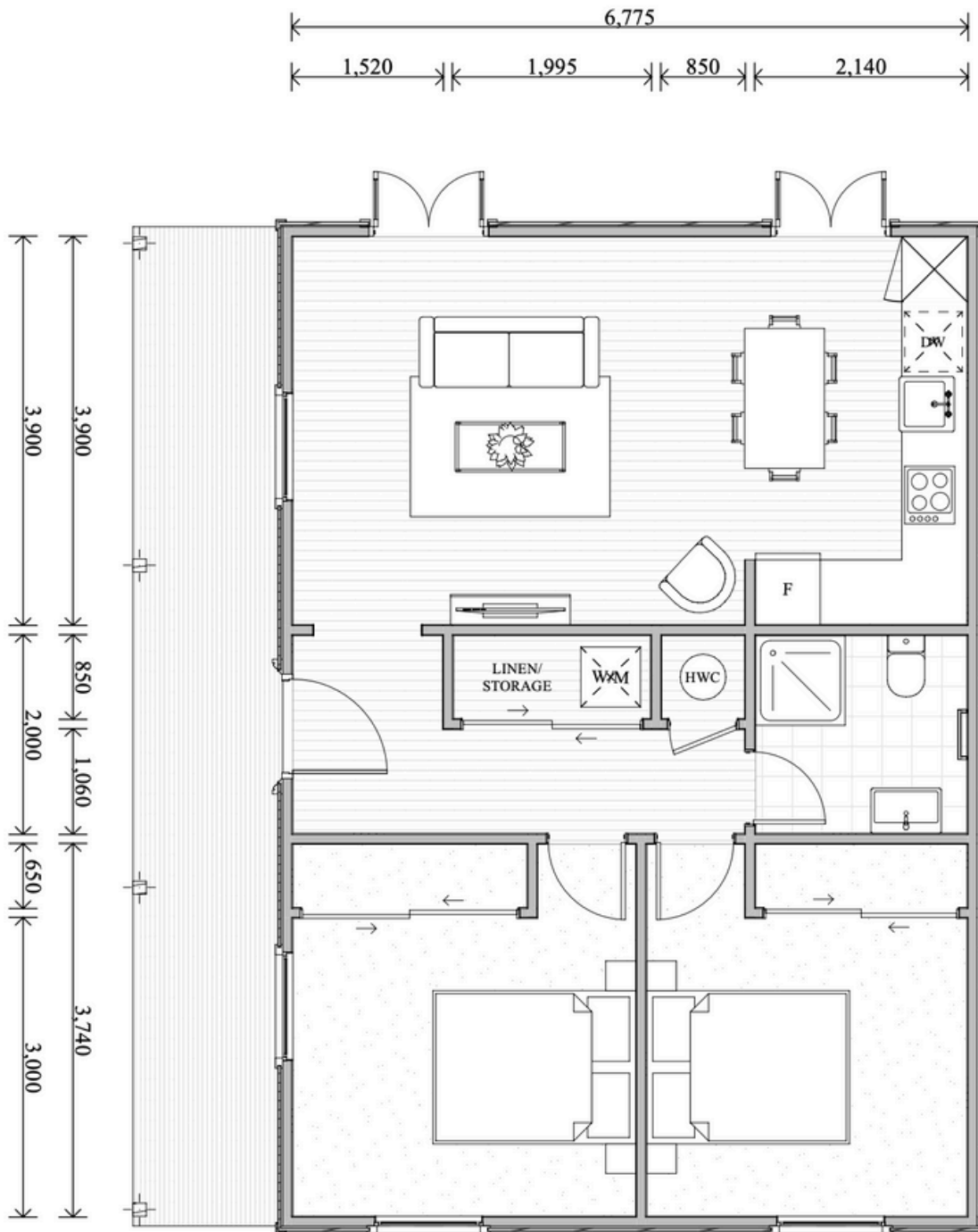


Western Cottage



Floor Plans – Western Cottage

-  2
-  1
-  Carpark
-  70sqm



Ground floor







Eastern Cottage

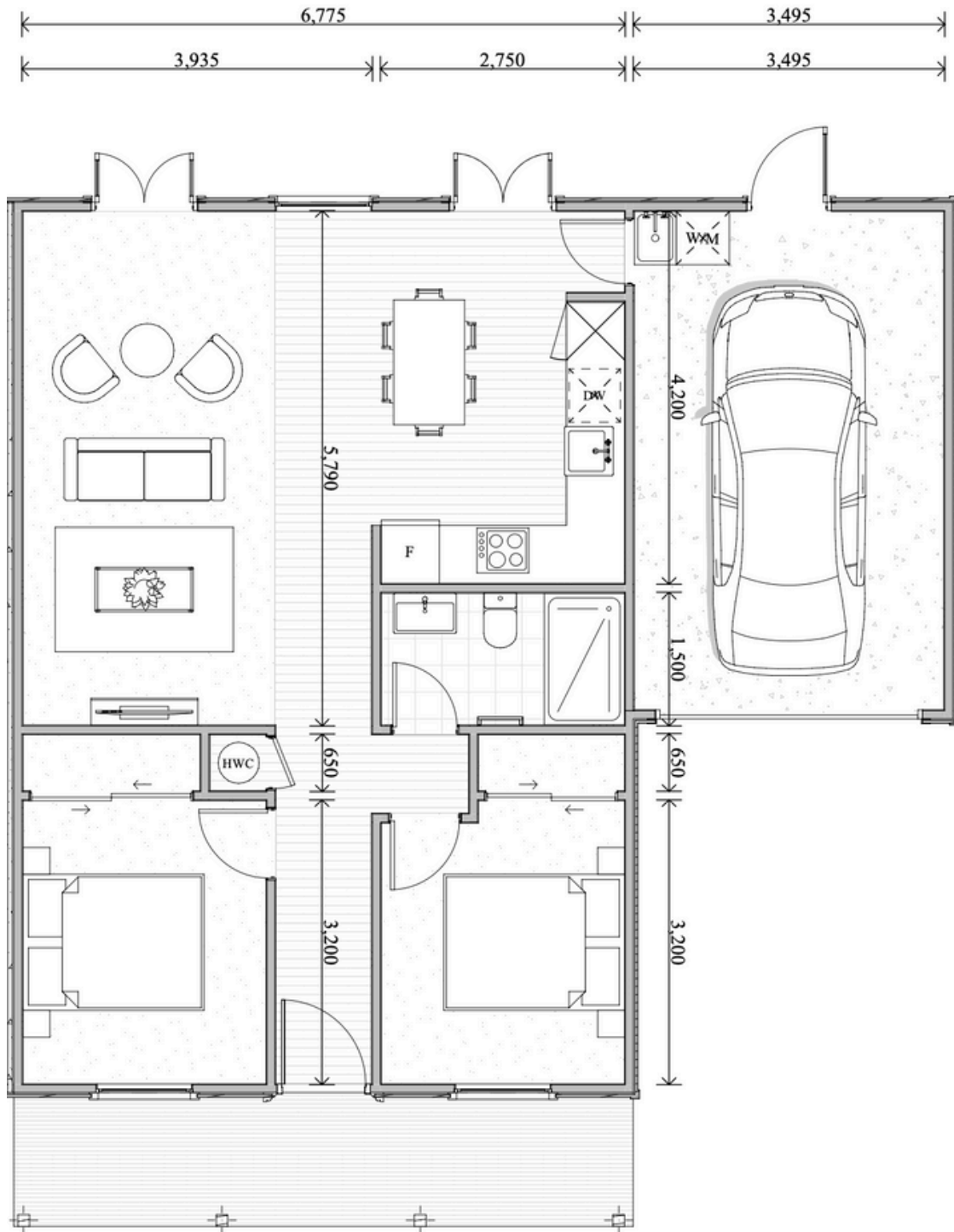


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Floor Plans – Eastern Cottage

-  2
-  1
-  Garage
-  91sqm



Ground floor



Sunflower Villa



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Floor Plans – Sunflower Villa



3



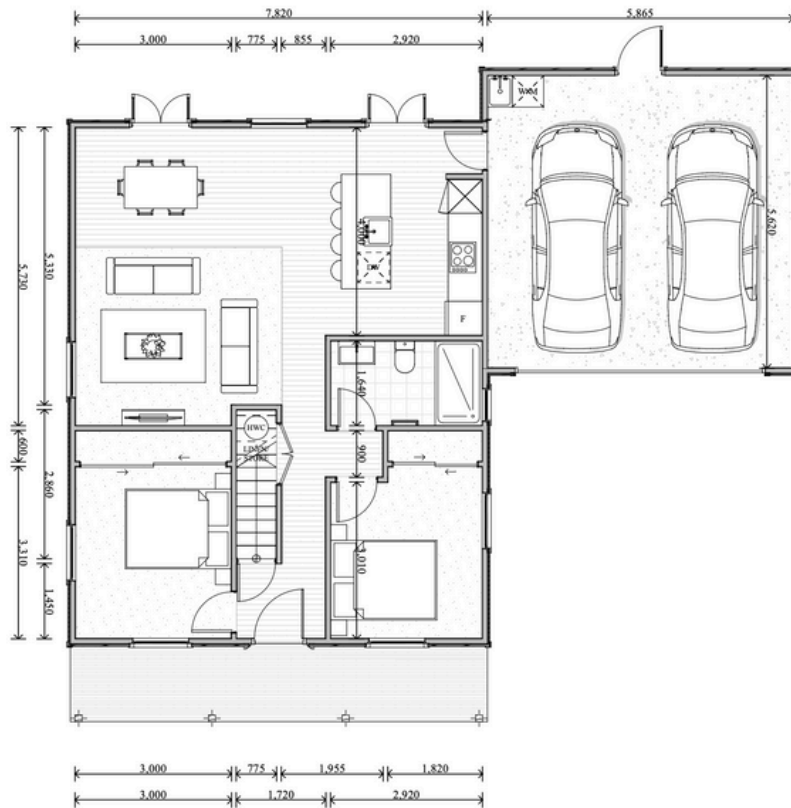
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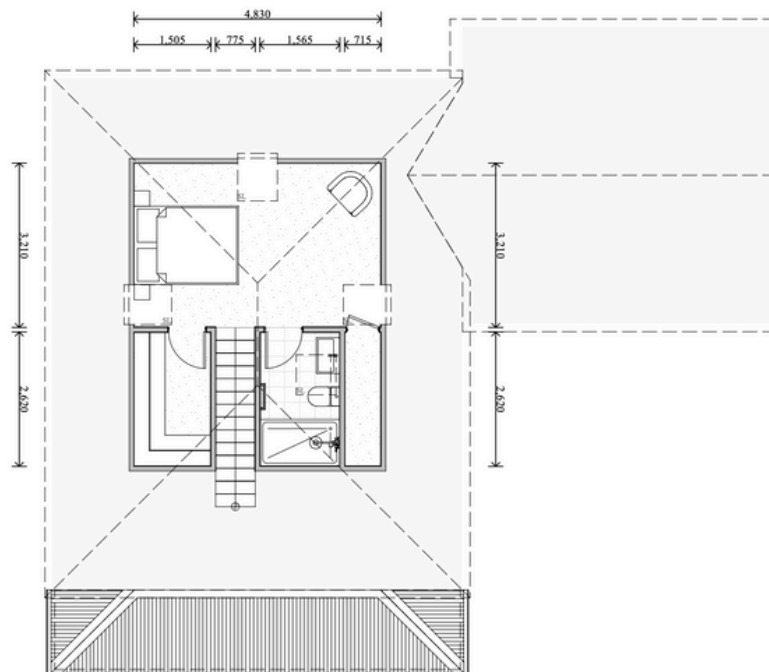
Double
Garage



147sqm



Ground floor



First floor



Wisteria Villa



Floor Plans – Wisteria Villa



3



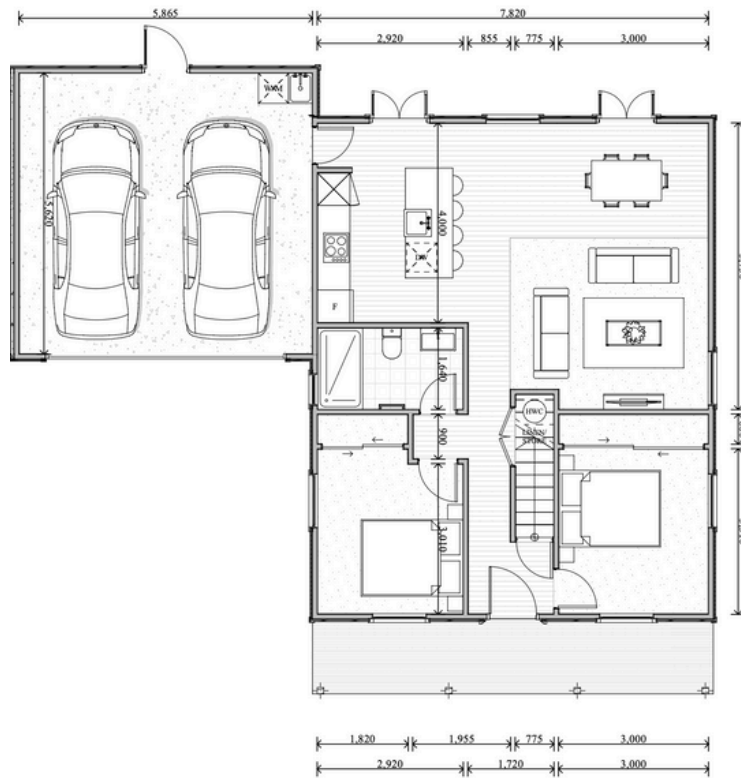
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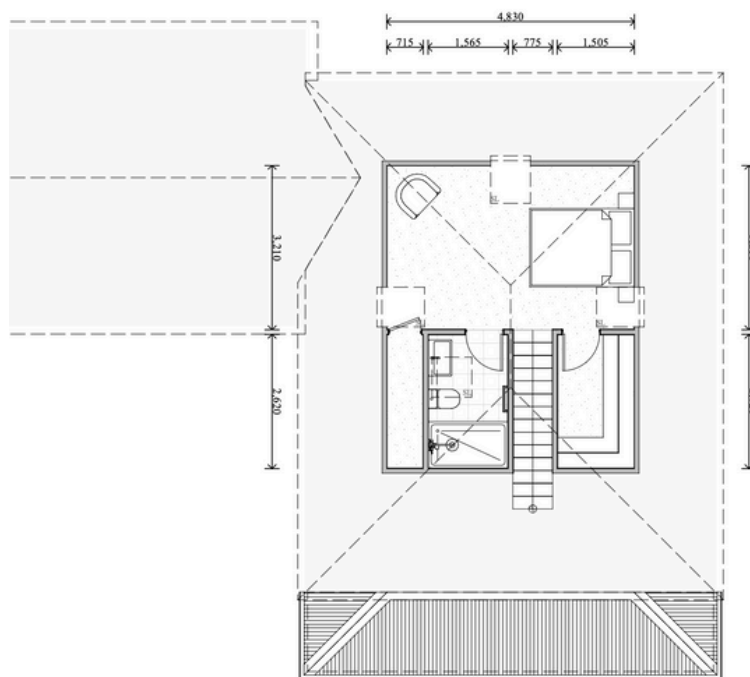
Double
Garage



147sqm



Ground floor







First floor

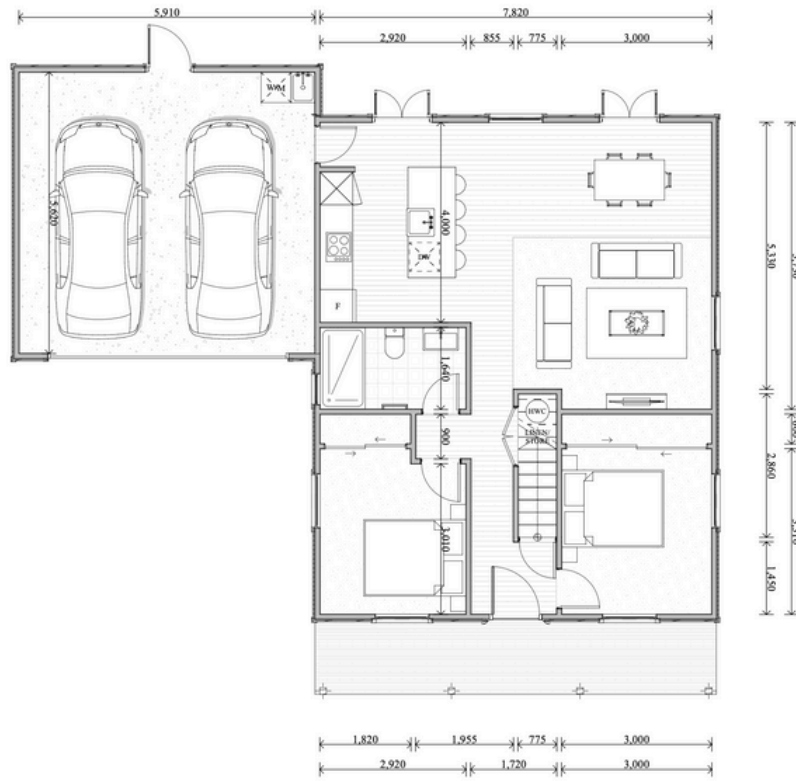


Heathcote Villa

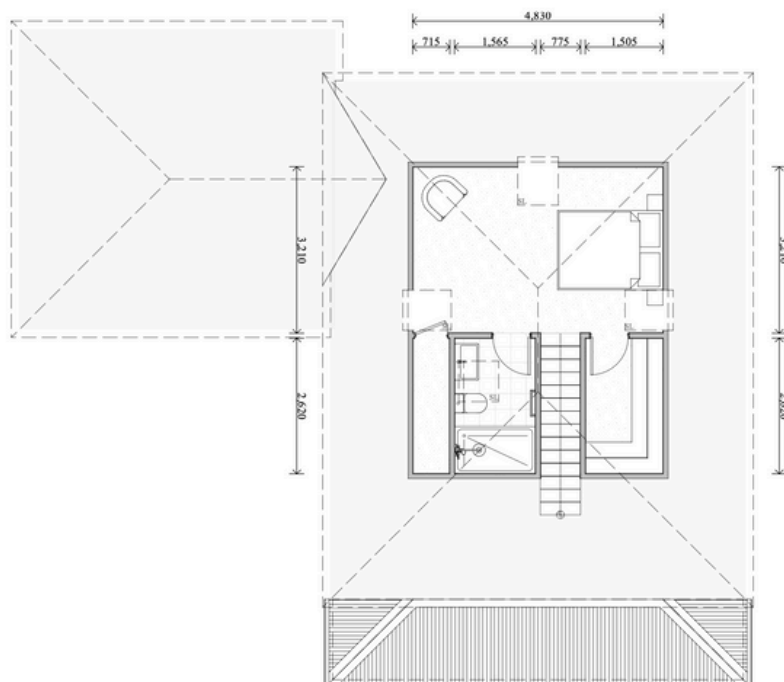


Floor Plans – Heathcote Villa

-  3
-  2
-  Double Garage
-  147sqm



Ground floor



First floor



Rose Cottage



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Floor Plans – Rose Cottage



2



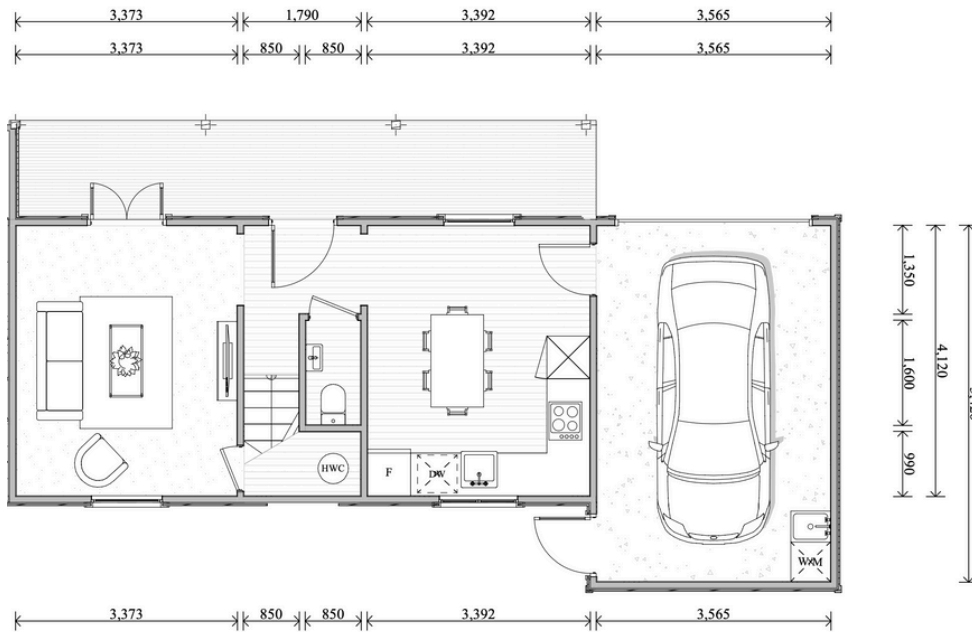
1.5



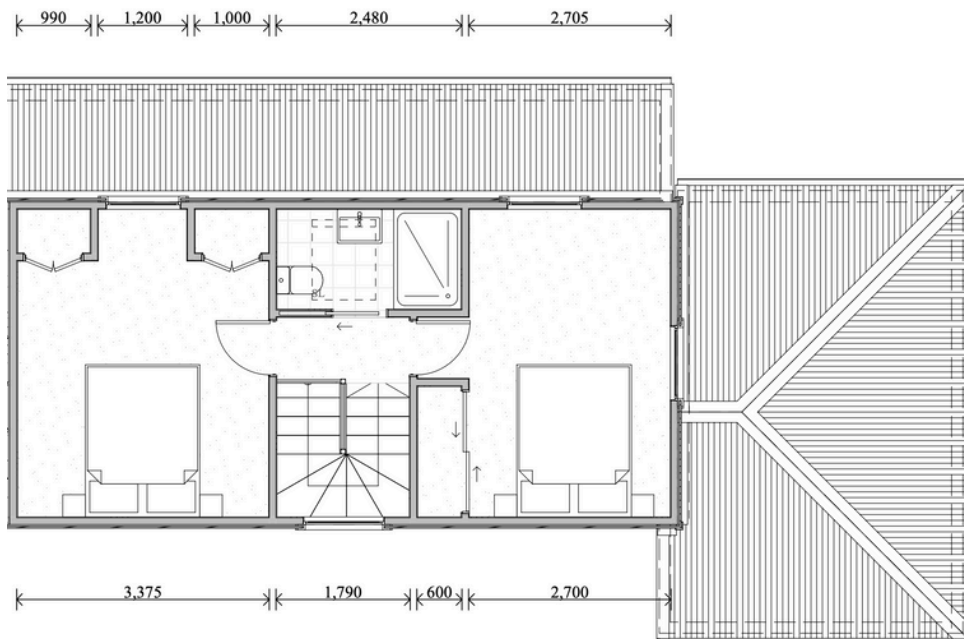
Garage



97sqm



Ground floor



First floor



Railway Cottage



Floor Plans – Railway Cottage



2



1.5



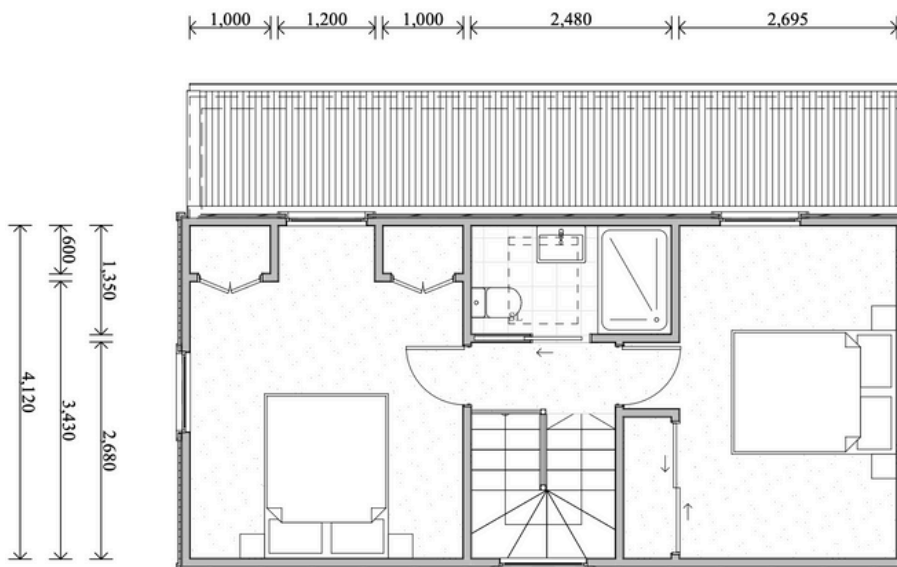
Carpark



77sqm



Ground floor



First floor



Sage Cottage



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Floor Plans – Sage Cottage



3



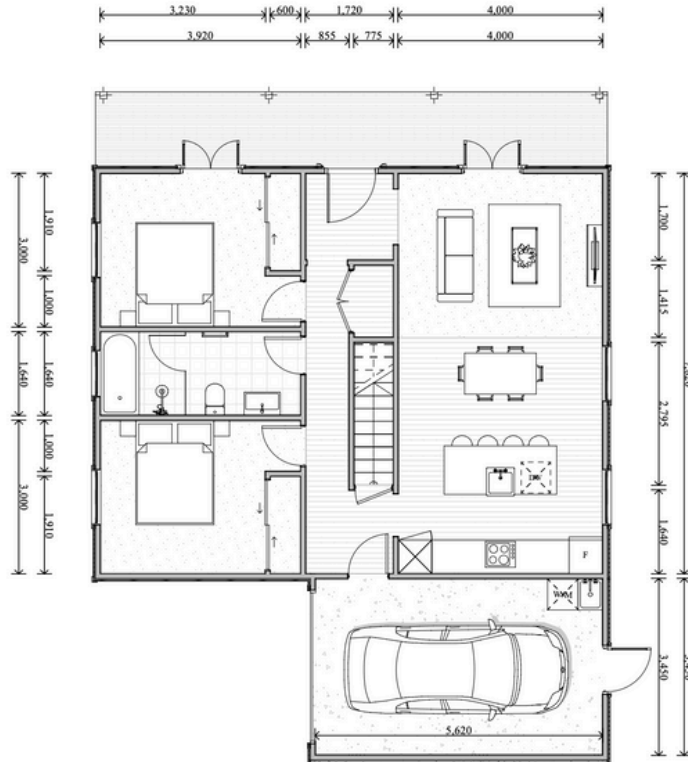
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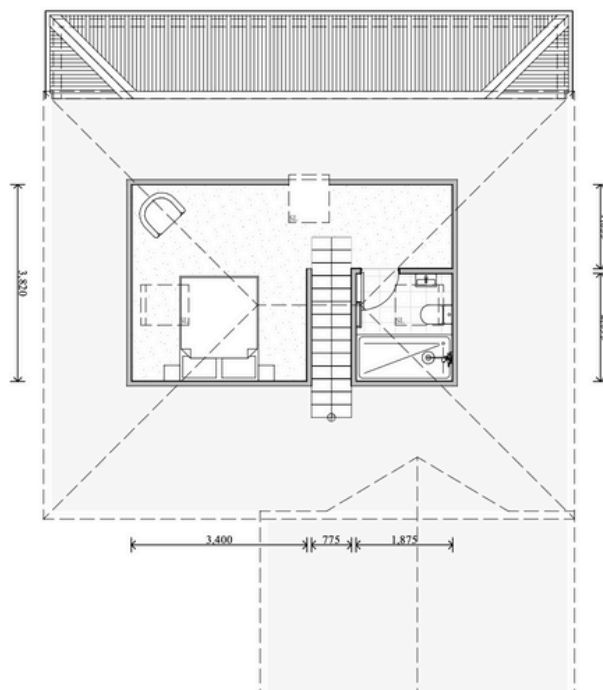
Garage



111sqm



Ground floor



First floor



The Bay Villa



COLOMBO STREET



Floor Plans – The Bay Villa



3



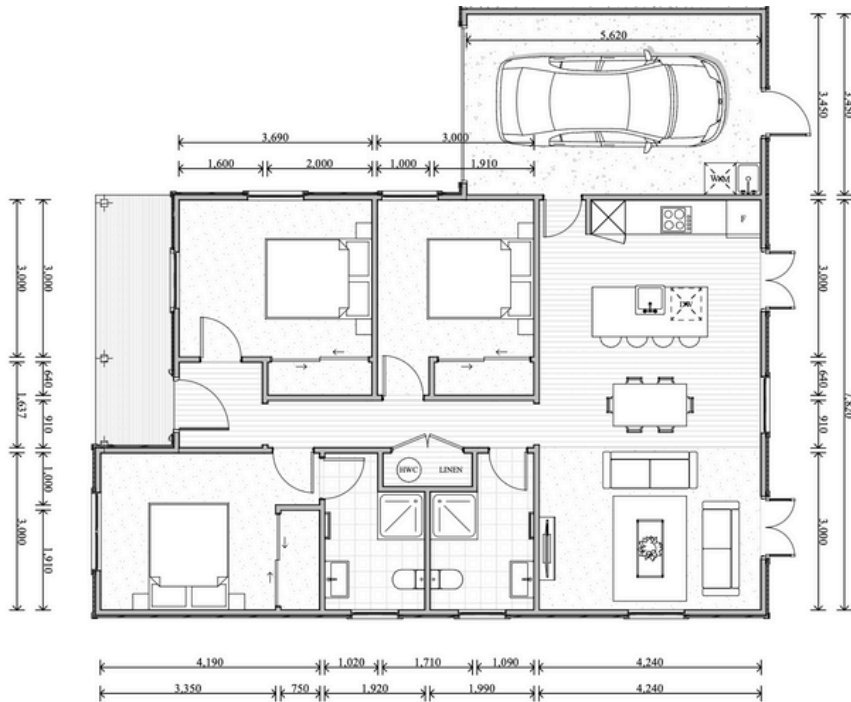
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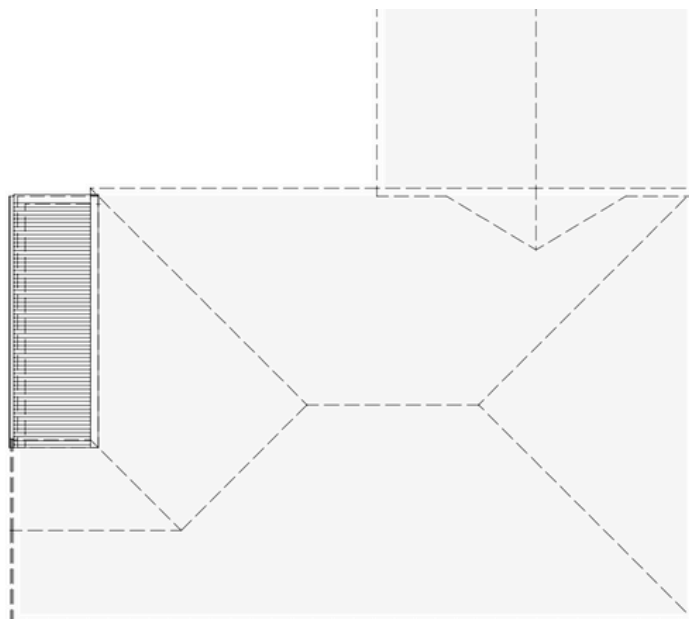
Garage



116sqm



Ground floor



First floor



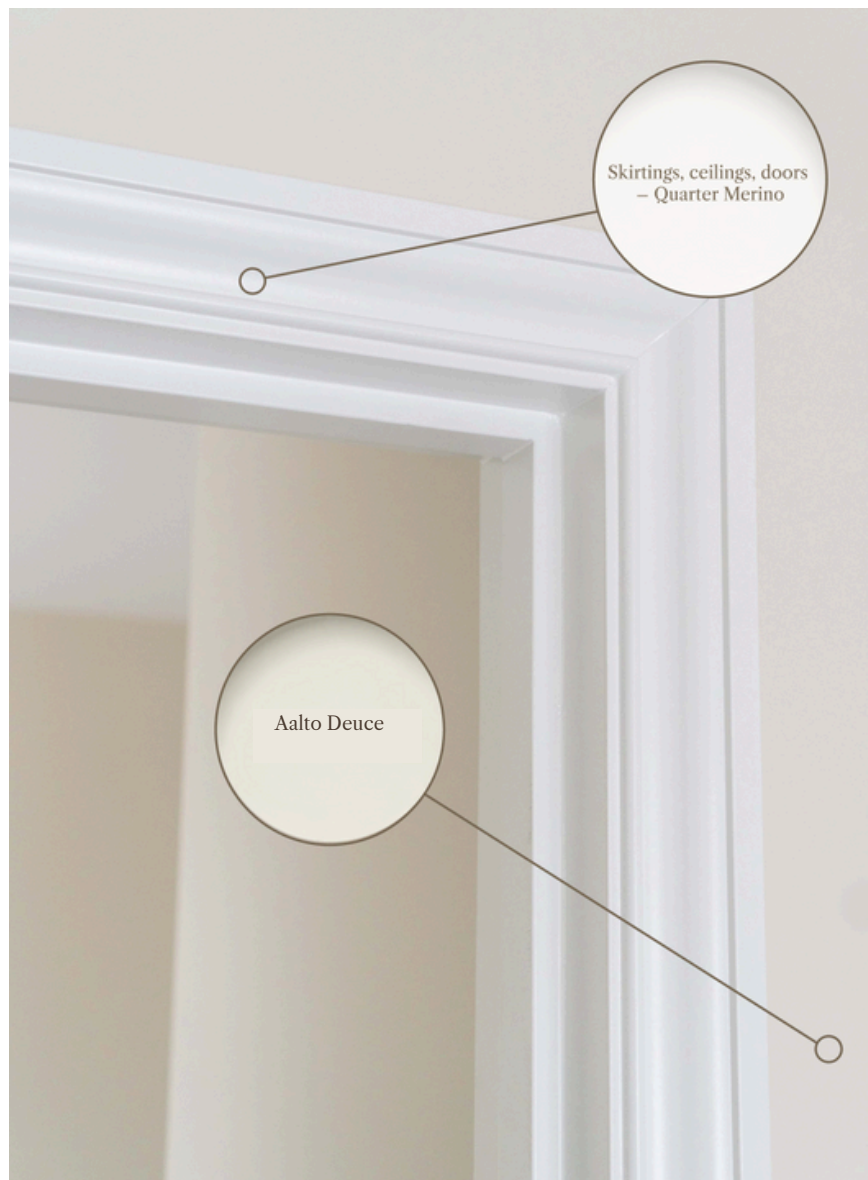
It's all in the details –
Standard Interior Spec
& Upgrade Options



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

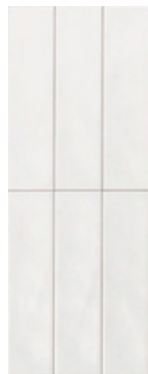


Satin Nickel

Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



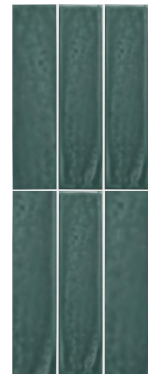
Crest Bone Gloss



Crest Sea Foam Gloss



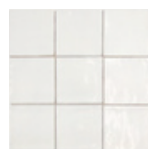
Crest Field Green Gloss



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



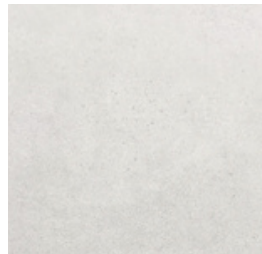
Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600



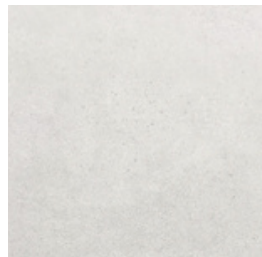
Olympia Shell 600x600



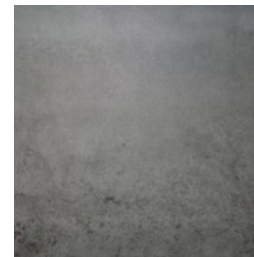
Redcliffs Terracotta
Herringbone
Upgrade Option

Shower Wall Tiles

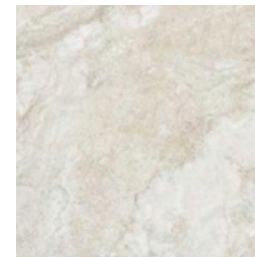
Standard Range



Pacific White Lappato 600x600
Standard



Gunmetal 660x600



Olympia Shell 600x600

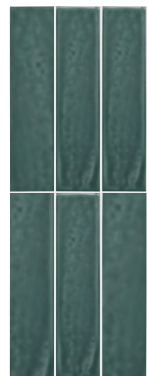
Upgrade Range



Crest Sea Foam Gloss



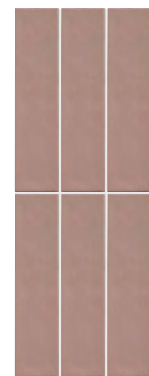
Crest Field Green Gloss



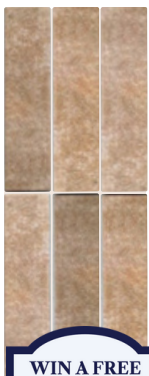
Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway
























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Bathroom Upgrade Options

| | | | | |
|--|---|---|---|--|
| <p>Vanity fixture</p> | | | | |
|  <p>Posh Canterbury Basin Mixer <i>Standard</i></p> |  <p>Modern Chrome</p> |  <p>Modern Brushed Brass</p> |  <p>Modern Black</p> |  <p>Modern Brushed Nickel</p> |
| <p>Vanity Handles</p> | | | | |
| |  <p>Chrome <i>Standard</i></p> |  <p>Antique Bronze</p> |  <p>Black</p> |  <p>Black Iron</p> |
| <p>Shower fixture</p> | | | | |
|  <p>Posh Canterbury Shower Mixer <i>Standard</i></p> |  <p>Modern Chrome</p> |  <p>Modern Brushed Brass</p> |  <p>Modern Black</p> |  <p>Modern Brushed Nickel</p> |
| <p><i>Upgrade Range</i></p> |  <p>Column Shower</p> |  <p>Column Shower</p> |  <p>Column Shower</p> |  <p>Column Shower</p> |
| |  |  |  |  |



Other Upgrade Options

Mantle with electric fireplace



Internal shutters



Pendant Lights

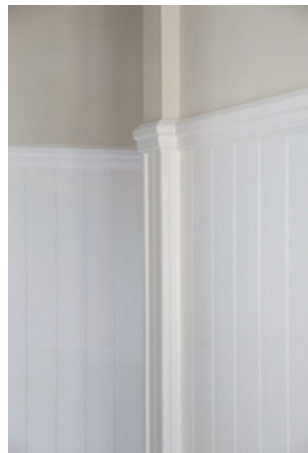


Black



Brass

Villaboard



Half height with Dado rail



Full height



RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

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



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>



RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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).



Prepared by: Kelly Johnston
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Prepared for: Brookfields

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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Business Development Manager
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100% of our homes were occupied

September 2024 statistics

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

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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Kelly Johnston



Rosa Ellis

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Western 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).



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.**
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- 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



Steven Loveridge



Jen Neil



Kelly Johnston



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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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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Business Development Manager
M 0274 838 113
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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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
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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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).



Prepared by: Kelly Johnston
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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Heathcote 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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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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).



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Business Development Manager
M 0274 838 113
Kelly@assetmanagers.co.nz

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Railway 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 \$550 and \$570 per week (unfurnished).



Prepared by: Kelly Johnston
Business Development Manager
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Kelly@assetmanagers.co.nz

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: Sage 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 \$680 and \$720 per week (unfurnished).



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

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brookfield

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).



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About Brookfield 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, Brookfield 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 Brookfield 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 Brookfield 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



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz