

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	\$749,000
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

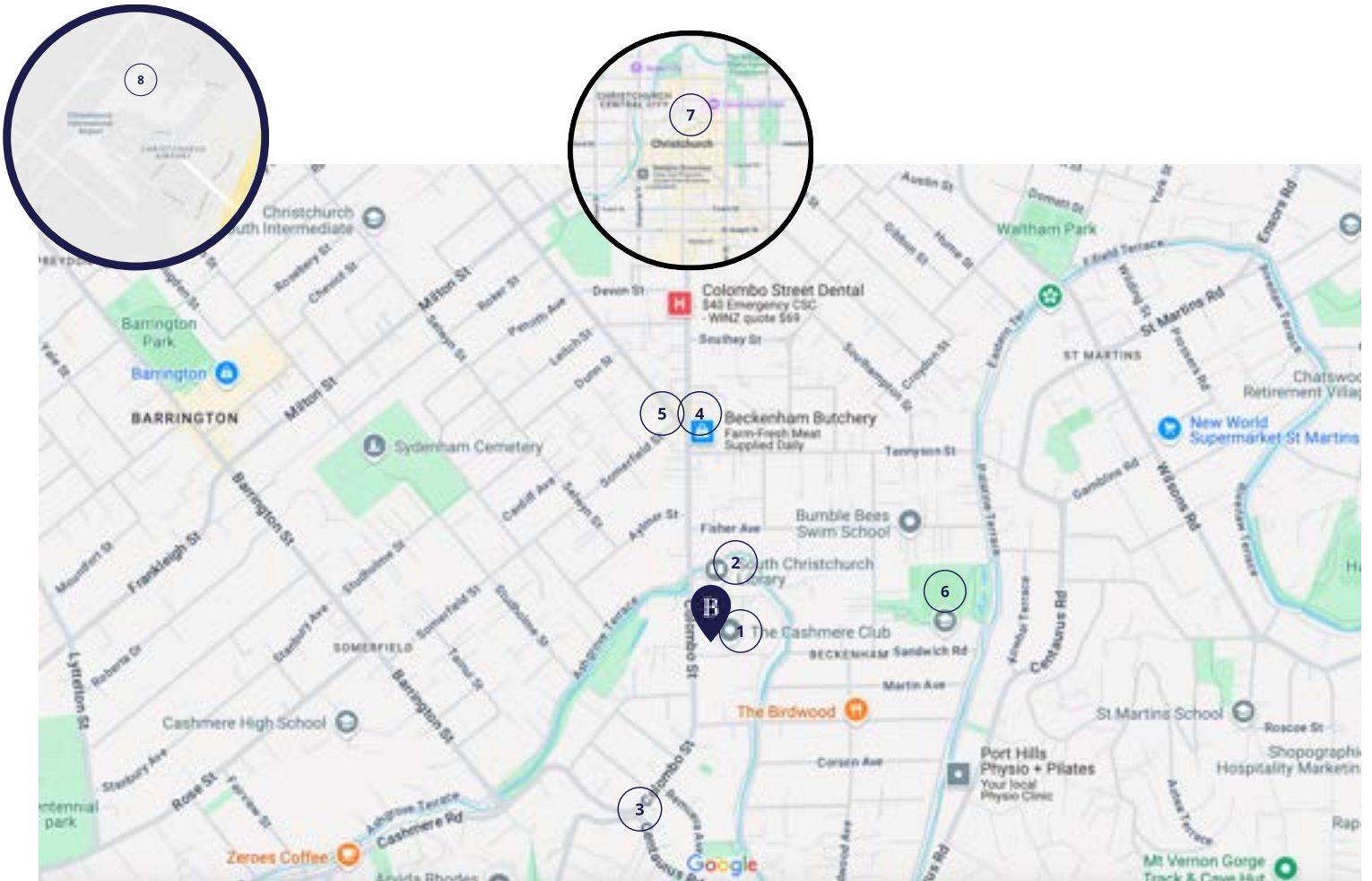
Build time

<i>Estimated Start</i>	<i>Estimated Completion</i>
NOVEMBER 2025	FIRST QUARTER OF 2026
	

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.



- | | |
|---|--|
| <p>1 The Cashmere Club - 50m</p> | <p>5 Moon Under Water - 900m</p> |
| <p>2 South Christchurch Library & Sunday Markets - 280m</p> | <p>6 Beckenham Park - 1.1km</p> |
| <p>3 Protocol - 700m</p> | <p>7 Christchurch CBD - 4.6km</p> |
| <p>4 Formaggio's - 850m</p> | <p>8 Christchurch International Airport - 13.2km</p> |

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



2



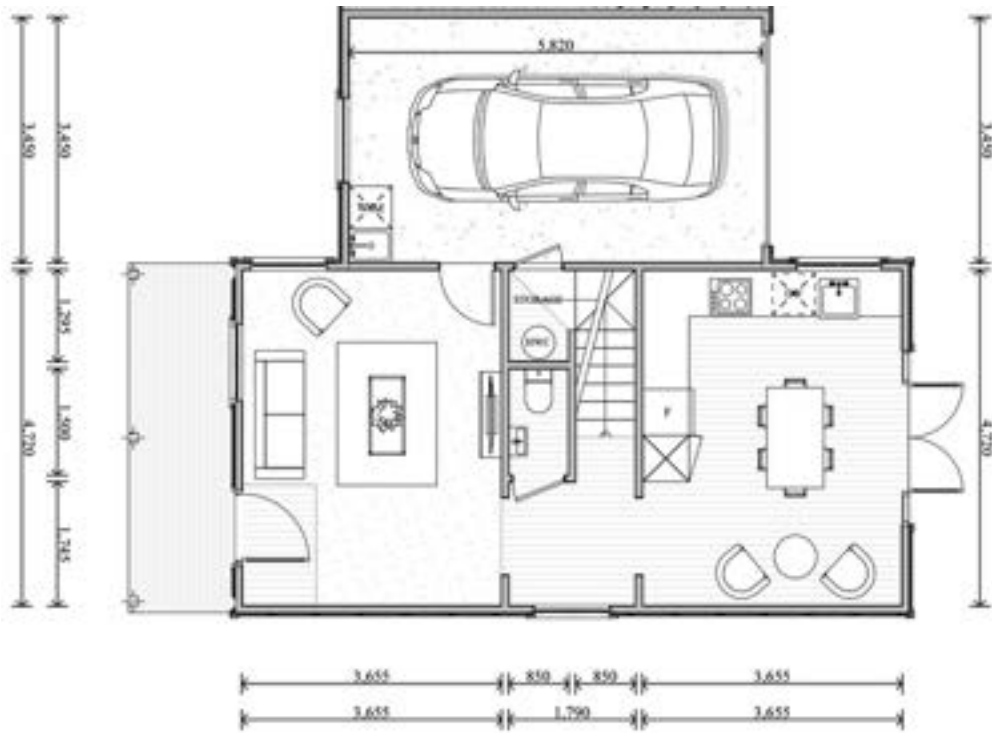
1.5



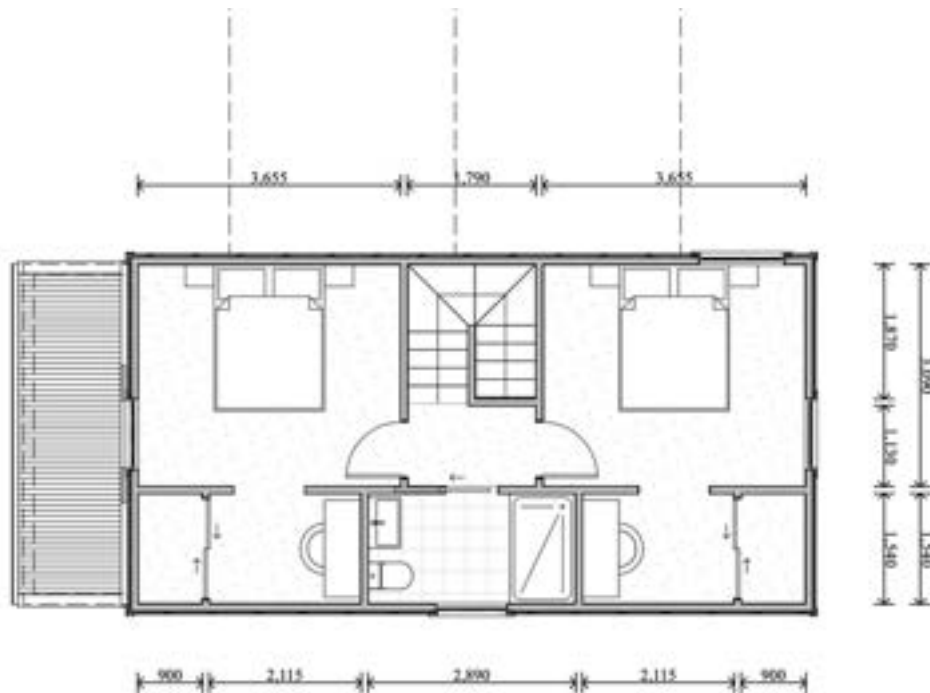
Garage



114sqm



Ground Floor



First Floor

Lane House



Floor Plans – Lane House



2



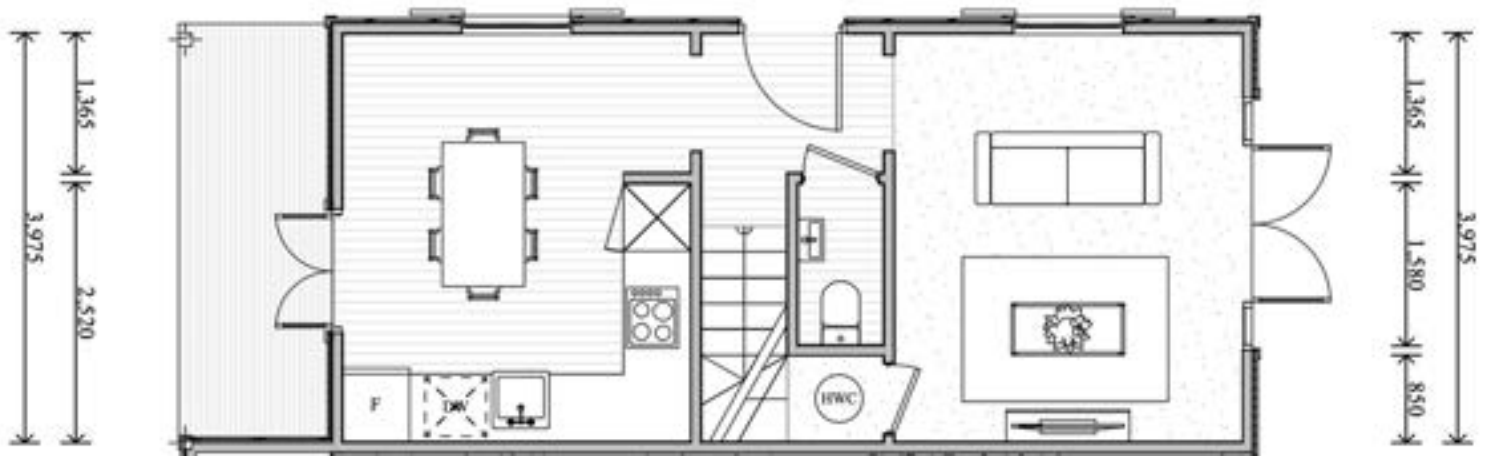
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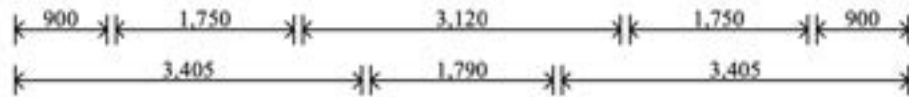
Carpark



75sqm



Ground Floor







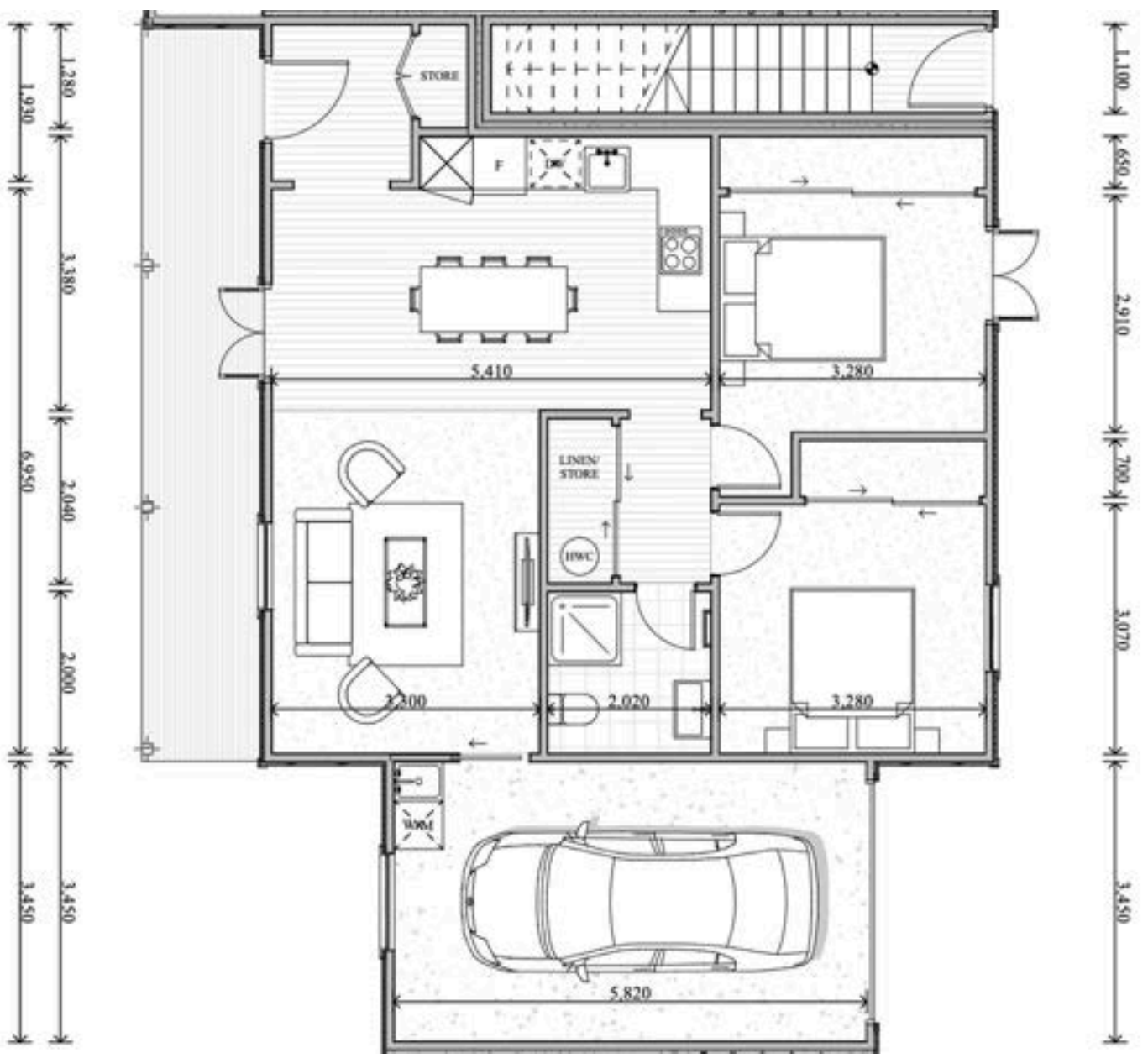
First Floor

Garden House



Floor Plans – Garden House





-  2
-  1
-  Garage
-  95sqm



The Garden Apartment



Floor Plans – The Garden Apartment

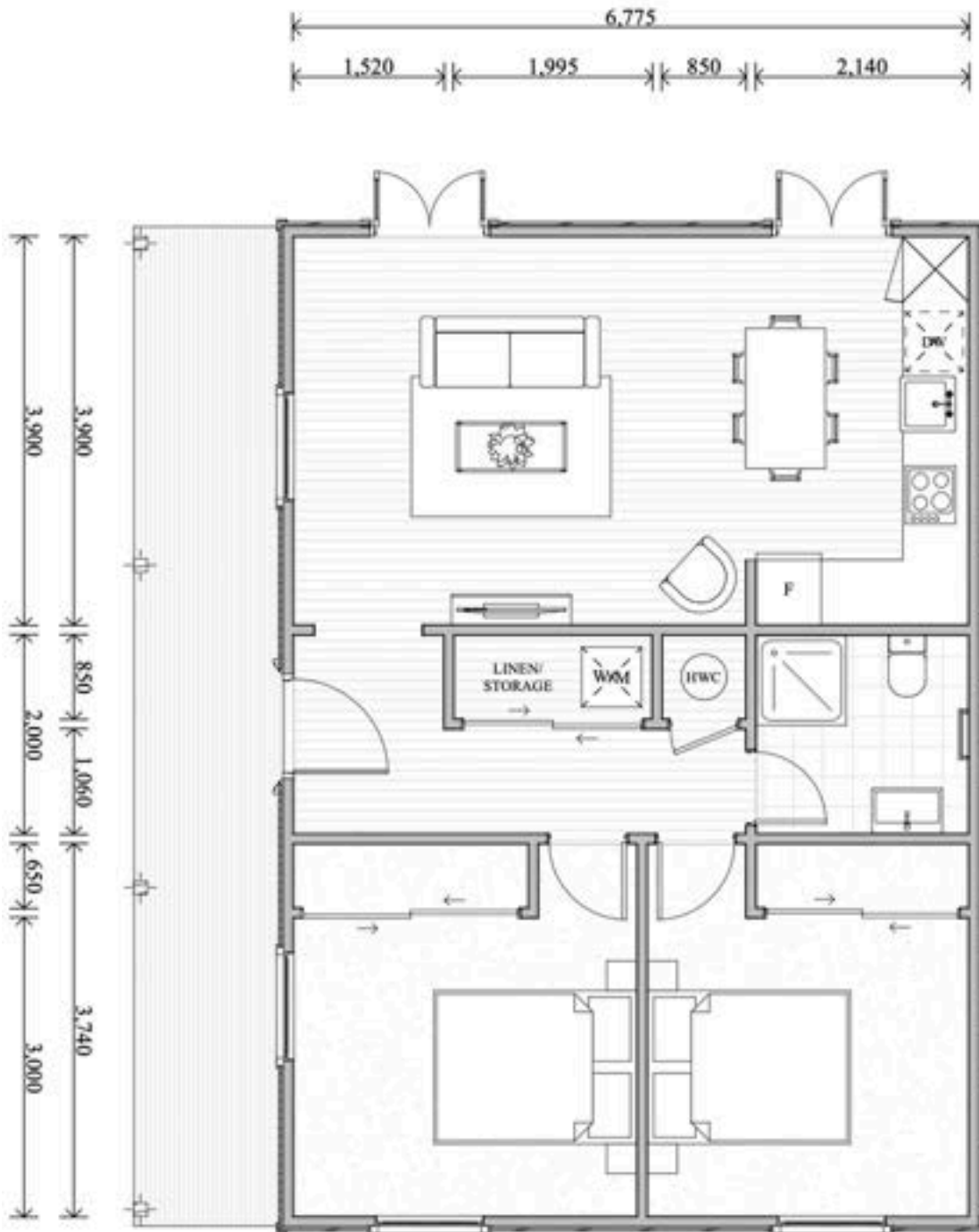
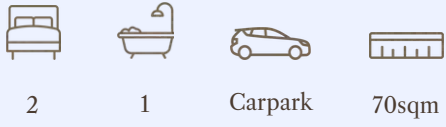
-  2
-  1
-  Carpark
-  82sqm



Western Cottage



Floor Plans – Western Cottage

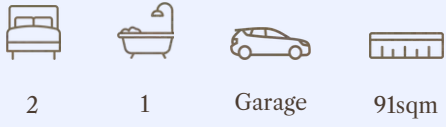


Ground floor

Eastern Cottage



Floor Plans – Eastern Cottage



Ground floor

Sunflower Villa



Floor Plans – Sunflower Villa



3



2



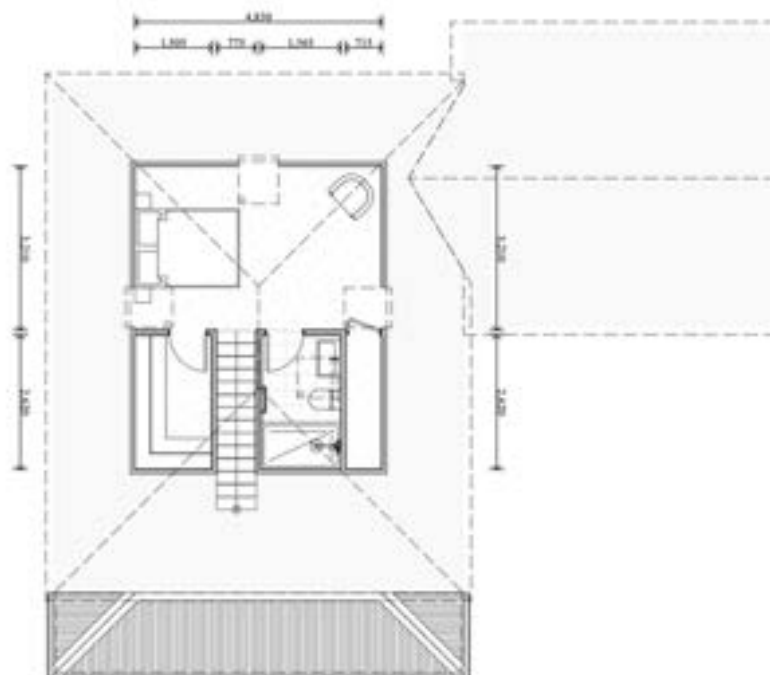
Double
Garage



147sqm



Ground floor



First floor

Wisteria Villa



Floor Plans – Wisteria Villa



3



2



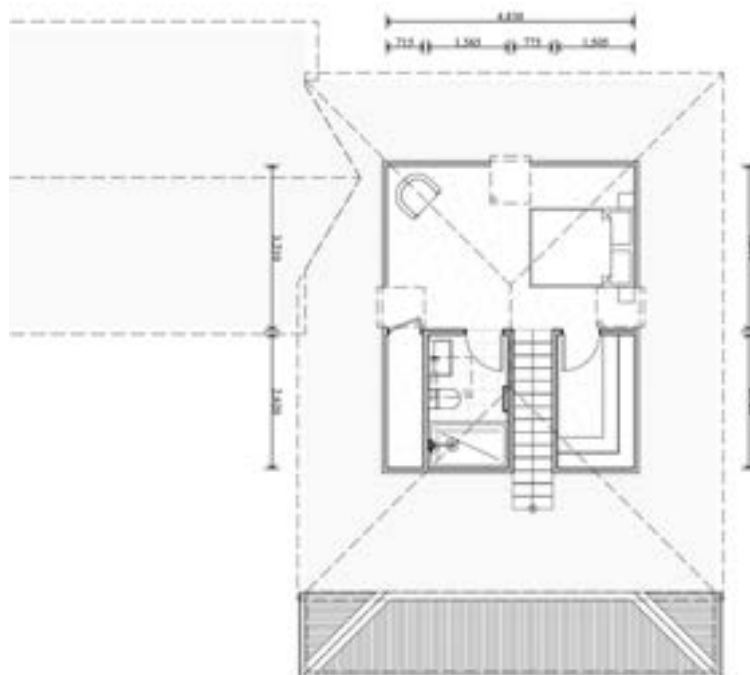
Double
Garage



147sqm



Ground floor



First floor

Heathcote Villa



Floor Plans – Heathcote Villa



3



2



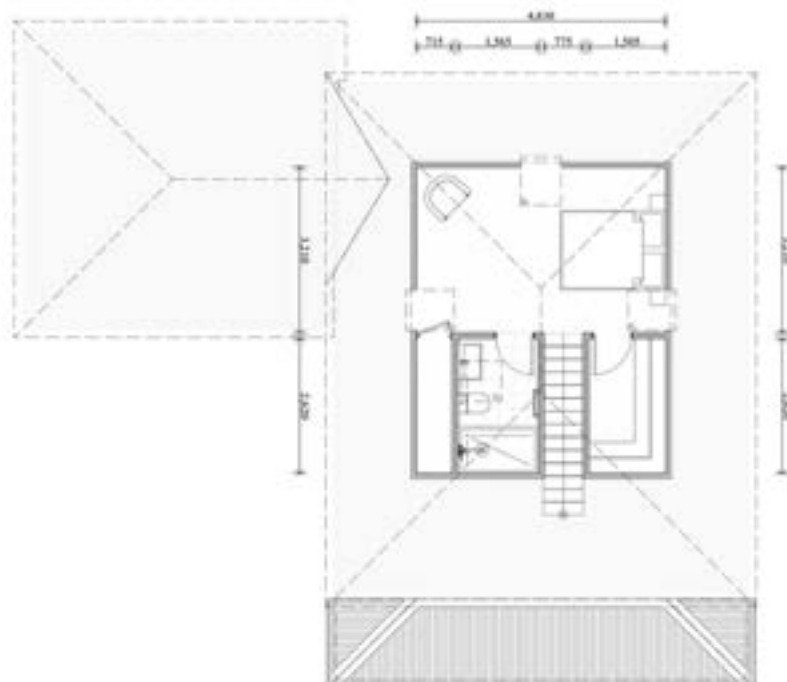
Double
Garage



147sqm



Ground floor



First floor

Rose Cottage



Floor Plans – Rose Cottage



2



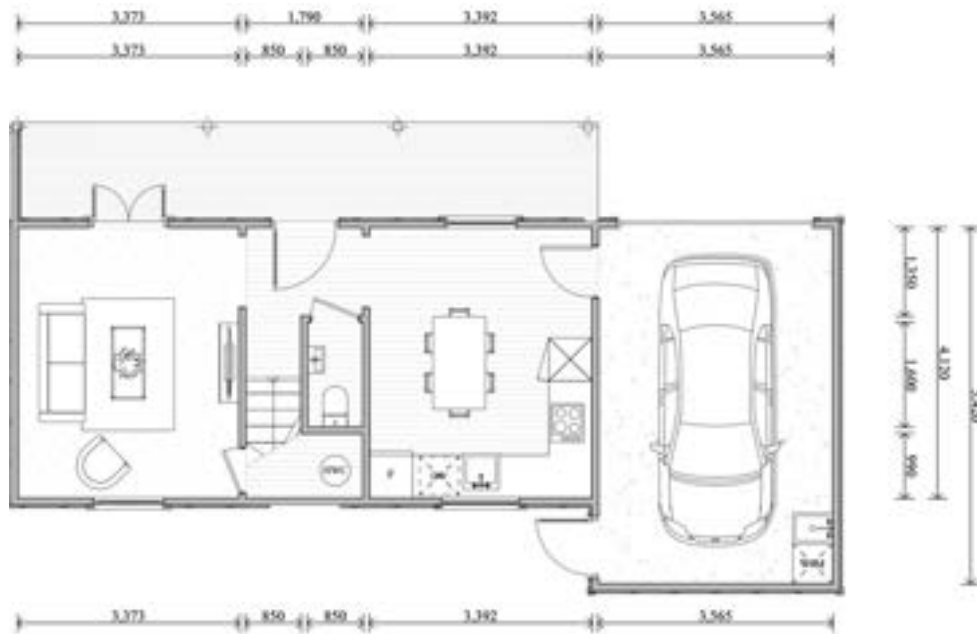
1.5



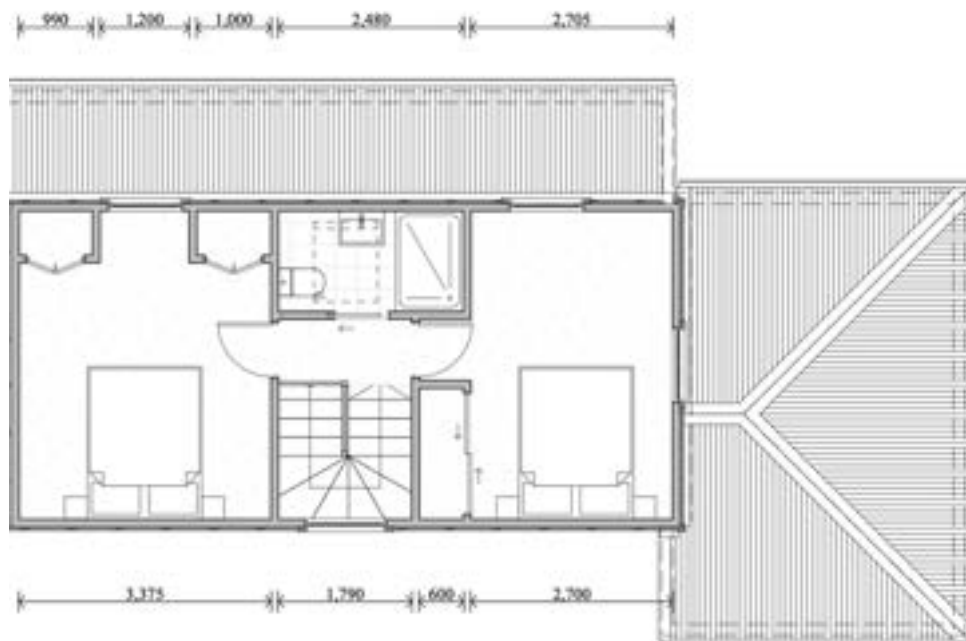
Garage



97sqm



Ground floor



First floor

Railway Cottage



Floor Plans – Railway Cottage



2



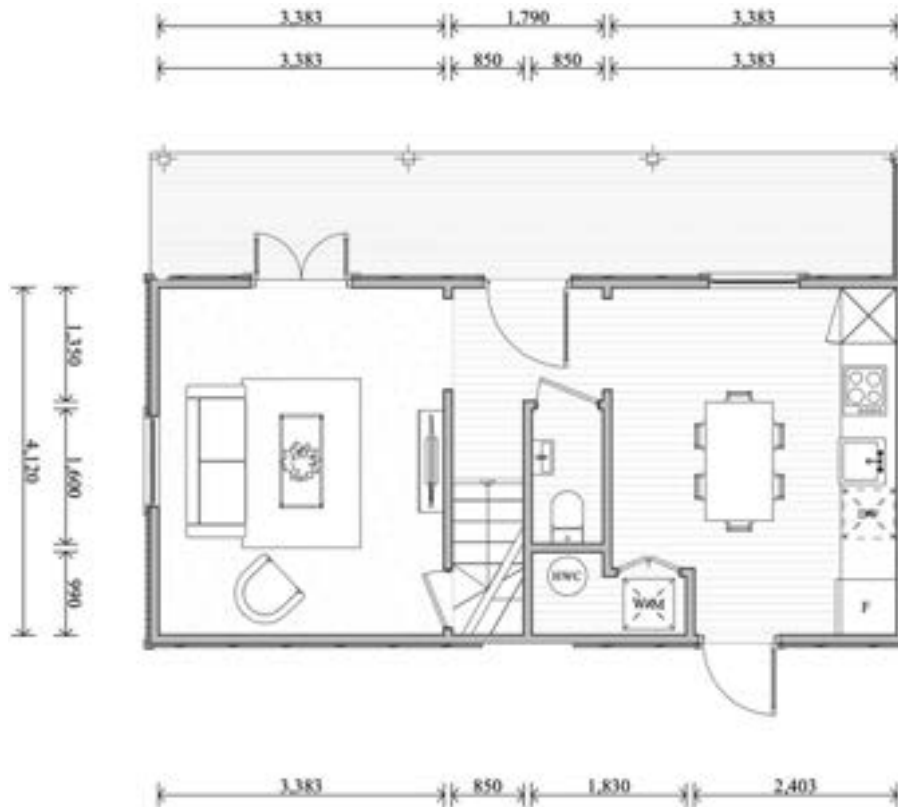
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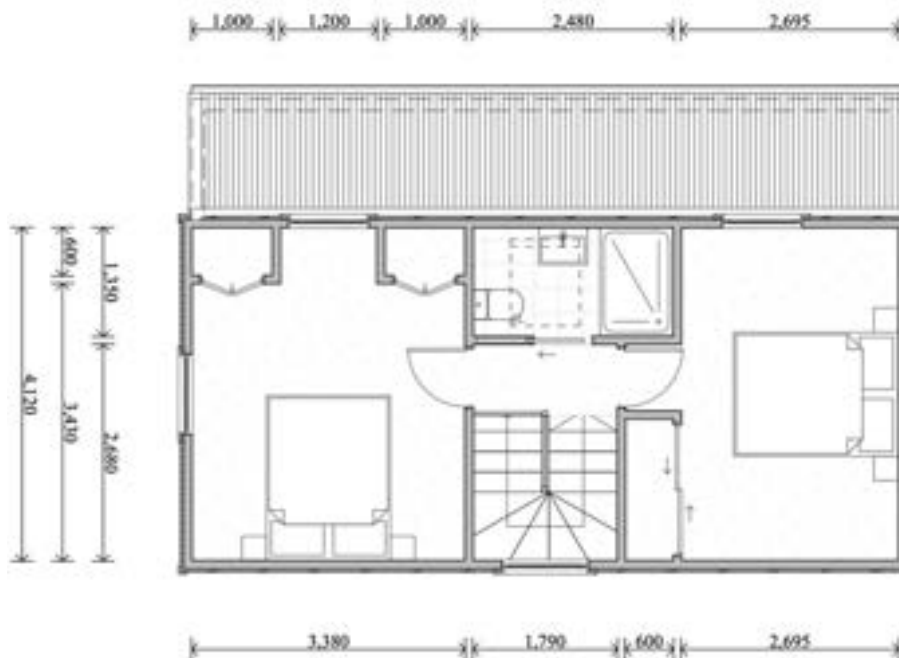
Carpark



77sqm



Ground floor



First floor

Sage Cottage



The Bay Villa



Floor Plans – The Bay Villa



3



2



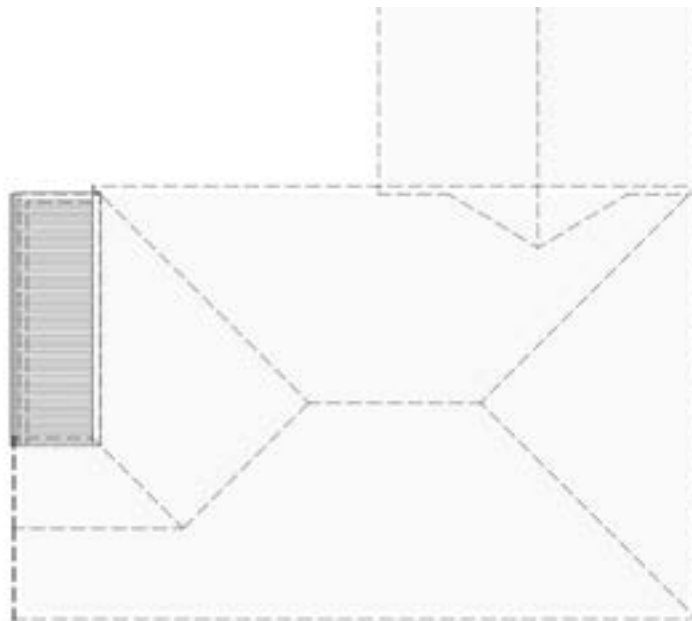
Garage



116sqm



Ground floor



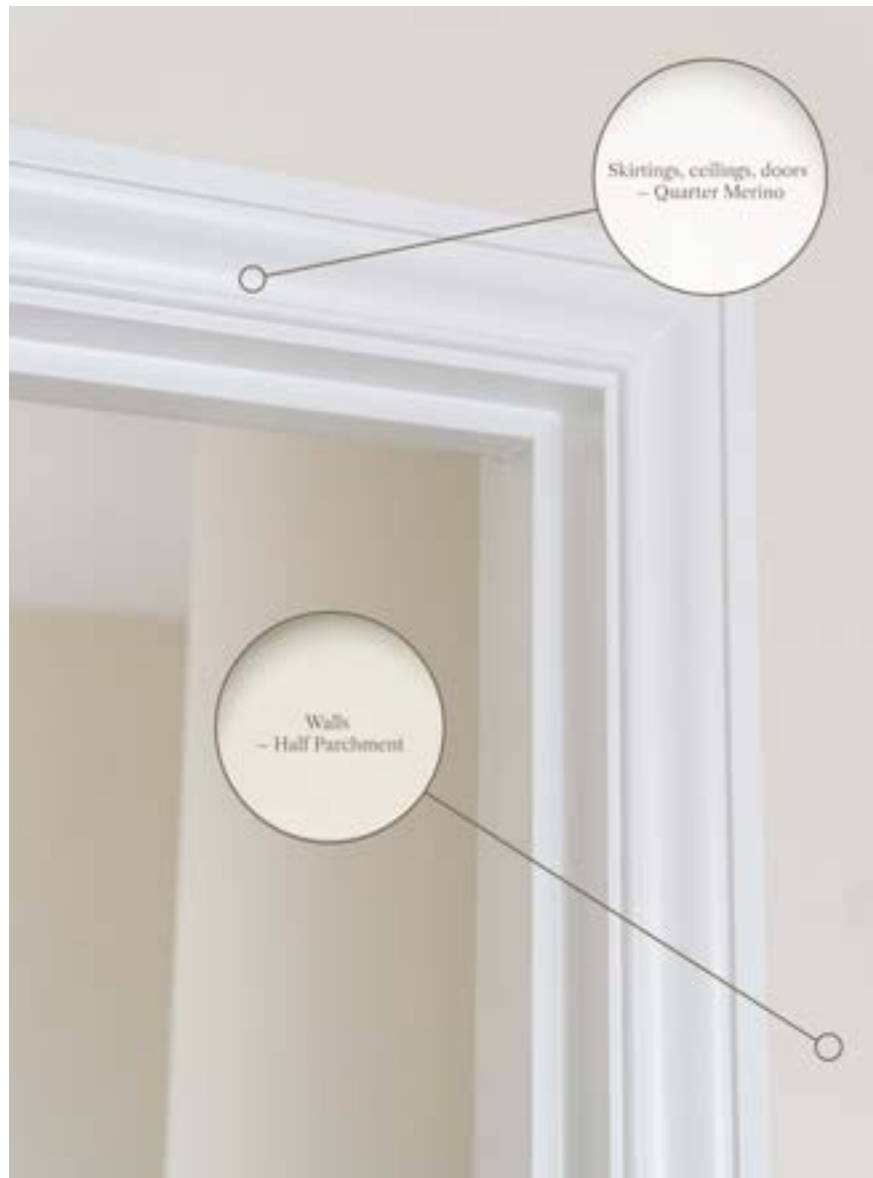
First floor

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 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

Kitchen Upgrade Options

Kitchen Cabinetry



Standard

Shaker Style



White
Standard

Taupe

Light Blue/turquoise

Sage Green

Dark Green



Light Blue

Misty Blue

Dark Blue

Kitchen Handles/Knobs

Standard range



Black
Standard



Black Iron



Antique Bronze



Chrome

Upgrade range



Unlacquered
Polished Brass

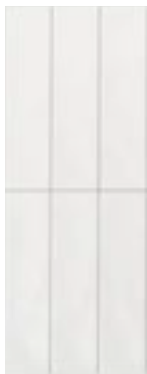


Satin Nickel

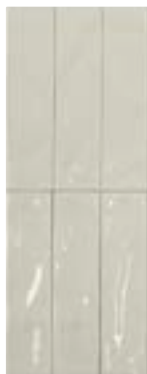
Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



Crest Bone Gloss



Crest Sea Foam Gloss



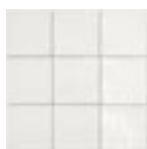
Crest Field Green Gloss



Crest Jungle Green



Redcliffes Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green

BROOKSFIELD

Kitchen Upgrade Options

Kitchen Fixtures

Standard range



Posh Canterbury Mixer
Standard



Modern
Chroms



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



Chrome
Standard



Unlaquered Brass



Black

Flooring Upgrade Options

Wood-Look Porcelain Tile

Standard range



Forest Cedar
Standard

Forest Teak

Forest Nutmeg

“Wellington Oak” Flooring

Upgrade range



Colorado

Congo

Riverside

NZ Wool Carpet



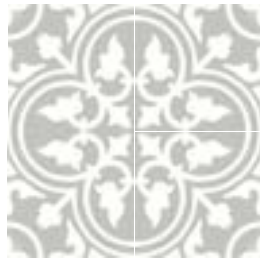
Stonehenge
Standard

Stonewashed

Concrete

Bathroom Upgrade Options

Bathroom Floor Tiles



Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



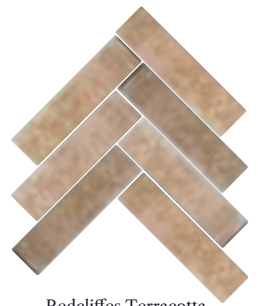
Pacific White Lappato 600x600



Gunmetal 660x600



Olympia Shell 600x600



Redcliffes Terracotta
Herrinbone

Shower Wall Tiles



Crest Sea Foam Gloss



Crest Field Green Gloss



Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway



Redcliffes Terracotta



Pacific White Lappato 600x600
Standard



Gunmetal 660x600



Olympia Shell 600x600

BROOKSFIELD

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



Column Shower



Column Shower



Column Shower



Column Shower



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.*

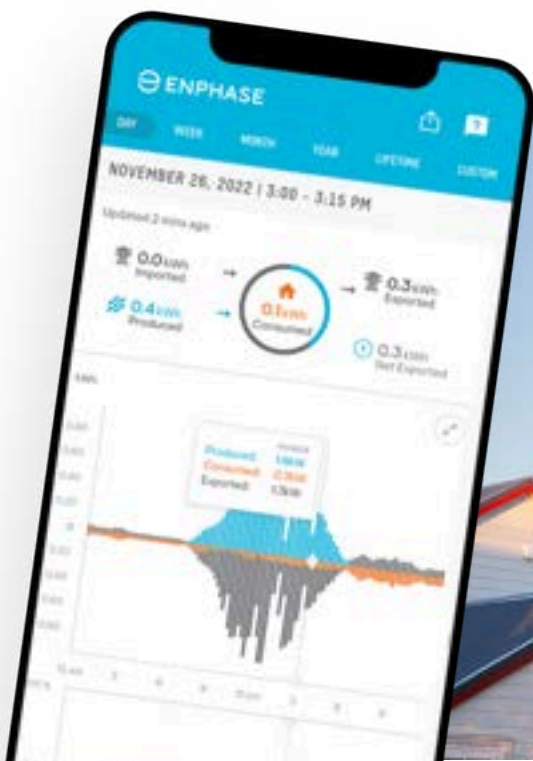
The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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



RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brooksville

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

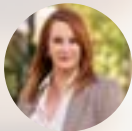
100% of our homes were occupied

September 2024 statistics

Your Business Development Team



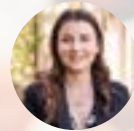
Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

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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).



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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



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Prepared for: Brooksville

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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100% of our homes were occupied

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

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Prepared for: Brookfield

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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100% of our homes were occupied

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

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- 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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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

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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brooksville

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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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).



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RENTAL APPRAISAL.

Date: 9 October 2024

Prepared for: Brooksville

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: Brooksville

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: Brooksville

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).



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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: Brooksfeld

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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Business Development Manager
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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

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