



www.chelvertonhomes.co.nz



# 26 BLETSOE AVENUE Spreydon, Christchurch

3 Bedrooms  
1.5 Bathroom  
1 Single Garage

Estimated completion:  
Mid 2023





Render of development exterior

# CONTENTS

---

3. The Chelverton Way
5. 26 Bletsoe Avenue
8. Landscape Plan
9. Pricing Schedule
10. Rental Appraisal
11. Masterbuilders Guarantee
12. Floor Plans and Layout
13. Building Specifications
14. Design and Interior
15. Chattels
16. Bathroom and Plumbing
17. Upcoming Developments
18. Contact Us

## Why should you invest with us?

With Christchurch as our home town, we have a desire to create developments that enhance our community. Our team has a solid background in developing properties that are affordable, low maintenance and meet the Healthy Homes Standard.

Supported by our long-standing professional partners, we work with a reputable building company, architects and interior designers to ensure our townhouses are well designed and well built.

### 30

Years of combined experience

### 6

Exciting upcoming developments

### 37

Townhouses soon to be available in Christchurch



Smart builds

Cleverly designed and built, we work with specialist designers to achieve the perfect balance between functionality and ease.



Low maintenance

Our properties are designed for you to walk right into. Our developments are guaranteed to have easy maintenance and zero fuss!



Affordable homes

Our team are aware of how hard it can be to get on the ladder, which is why all of our developments are competitively priced.





Render of kitchen and living room

Our team has over 30 years of combined experience in the construction and development industry. With extensive knowledge of Canterbury housing and development, we are dedicated to offering you quality homes that fit within your budget.

Chelverton Homes is passionate about building better homes for Christchurch.

Our aim is to build homes that compliment the natural features and amenities within your neighbourhood.

With a thorough understanding of the market, we will guide you through our up and coming developments for the opportunities available to invest or reside.



# 26 Bletsoe Avenue Spreydon, Christchurch



Render of outdoor entertainment area

## Whats on offer?



3 Bedrooms



1.5 Bathrooms



1 Single Garage



106.6m<sup>2</sup>

Invest in an up-and-coming area. Convenient to Barrington Mall, The Port Hills and local Parks, our Bletsoe Avenue townhouses offer 3 bedrooms and 1.5 bathrooms, quality fixtures and fittings, single garaging and plenty of off-street parking.



Render of bedroom interior





With only a 6-minute drive to the Riverside Market, a short ride to the Port Hills and Christchurch Adventure Park, you are in the perfect location to enjoy the top recreational facilities in Christchurch.

Bletsoe Avenue is not only the perfect balance between city and outdoor leisure, but also falls within the desirable Cashmere High School Zone.

## What's in your neighbourhood?

- 📍 Cashmere High School (2km)
- 📍 South Intermediate School
- 📍 Somerfield School
- 📍 City Centre (2.5km)
- 📍 Hagley Park (1.8km)
- 📍 Barrington Mall (650m)
- 📍 Pioneer Recreation Centre (2.2km)
- 📍 Christchurch Arena (2.8km)
- 📍 Riccarton Mall (3.7km)

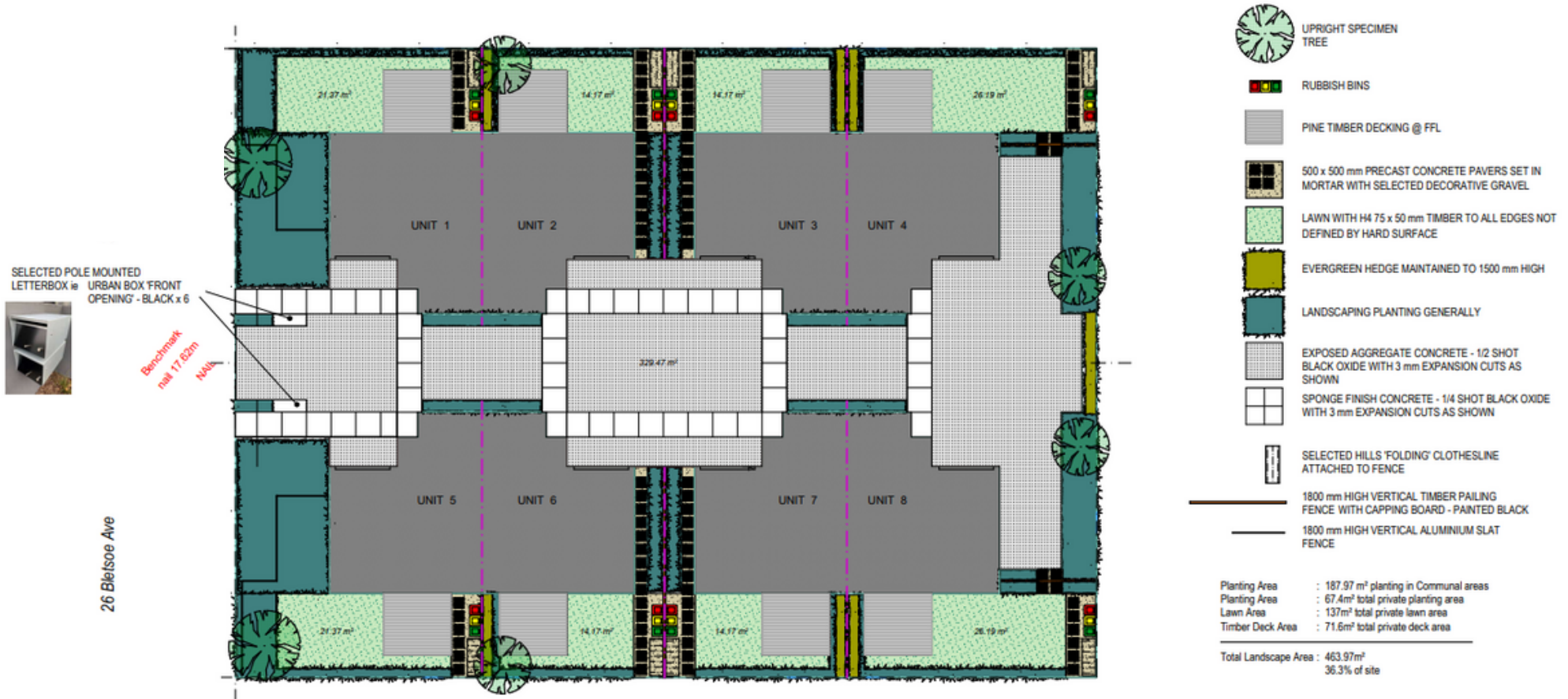




- 1 City Centre
- 2 Barrington Park
- 3 Christchurch South Intermediate
- 4 Bradford Park
- 5 Sydenham Park
- 6 Simeon Park
- 7 Barrington Mall
- CH 26/28 Bletsoe Avenue



# Landscape Plan



## SITE LANDSCAPING

#LayID Scale 1:200

### SAMPLE PLANT LEGEND



























































- Notes:**
- All Trees to be 1.5m (min) height at time of planting
  - Planting beds to be medium bark chip finished
  - Landscaping areas to be 50% trees, 50% shrubs
  - For planting types refer to Sample Plant Legend

**Letterbox**

- Six box design letterbox on front boundary fence with Street number and unit lettering



# Pricing Schedule

Unit	Bedroom	Bathroom	Toilet	Garage	Floor Area	Outdoor Area	Enquiries over
1	 3	 1	 1	 1	 106.6m <sup>2</sup>	 34 m <sup>2</sup>	 SOLD
2	 3	 1	 1	 1	 106.6m <sup>2</sup>	 30 m <sup>2</sup>	 \$769,000
3	 3	 1	 1	 1	 106.6m <sup>2</sup>	 30 m <sup>2</sup>	 \$769,000
4	 3	 1	 1	 1+ Carpark	 106.6m <sup>2</sup>	 43 m <sup>2</sup>	 SOLD
5	 3	 1	 1	 1	 106.6m <sup>2</sup>	 34 m <sup>2</sup>	 \$789,000
6	 3	 1	 1	 1	 106.6m <sup>2</sup>	 30 m <sup>2</sup>	 \$769,000
7	 3	 1	 1	 1	 106.6m <sup>2</sup>	 30 m <sup>2</sup>	 \$769,000
8	 3	 1	 1	 1+ Carpark	 106.6m <sup>2</sup>	 43 m <sup>2</sup>	 \$789,000



# Rental Appraisal

# Invest for your future!



mobile 027 922 1056  
email shona@rentwiseproperty.co.nz  
web www.rentwiseproperty.co.nz

## Rental Assessment

Thursday, 12<sup>th</sup> of May, 2022

Ref, Units 1-8, 26-28 Bletsoe Avenue, Spreydon, Christchurch.

To whom it may concern,

Thank you for allowing me to provide an assessment for the units situated at 26-28 Bletsoe Avenue, Spreydon.

I can confirm after sighting the plans that these newly built units will have three good size bedrooms. Open plan living and dining. Heat pump for comfort. Upstairs bathroom, with an extra toilet downstairs. One single garage.  
These units will be situated on 106.6m2 land.

In today's market, I can confirm that these units will be able to achieve \$710.00 per week unfurnished.

This property will be attractive for a range of bonafide tenants seeking a rental in this area.

If you need further information please do not hesitate to contact the writer.

**Shona Saunders**  
Rent Wise Property Management



Disclaimer: Every precaution has been taken to establish the accuracy of the information contained herein, and is an opinion of the writer only and does not constitute any guarantee of rental income.



# Master Builders Guarantee

Protect your new build with a Master Builders Guarantee.



Building a house is probably the biggest investment of your lifetime. The Master Build 10-year Guarantee helps protect it.

This Guarantee has been protecting homes for over 25 years.

Only a Masterbuilder can offer you the Master Build 10 Year Guarantee.

## Why do you need a Guarantee?

A Master Build 10-Year Guarantee protects you through the building process, and for the next 10 years. It provides much greater protection than both the Building Act and Consumer Guarantees Act. The protection provided by our Guarantee not only gives you peace of mind – it also makes good financial sense.

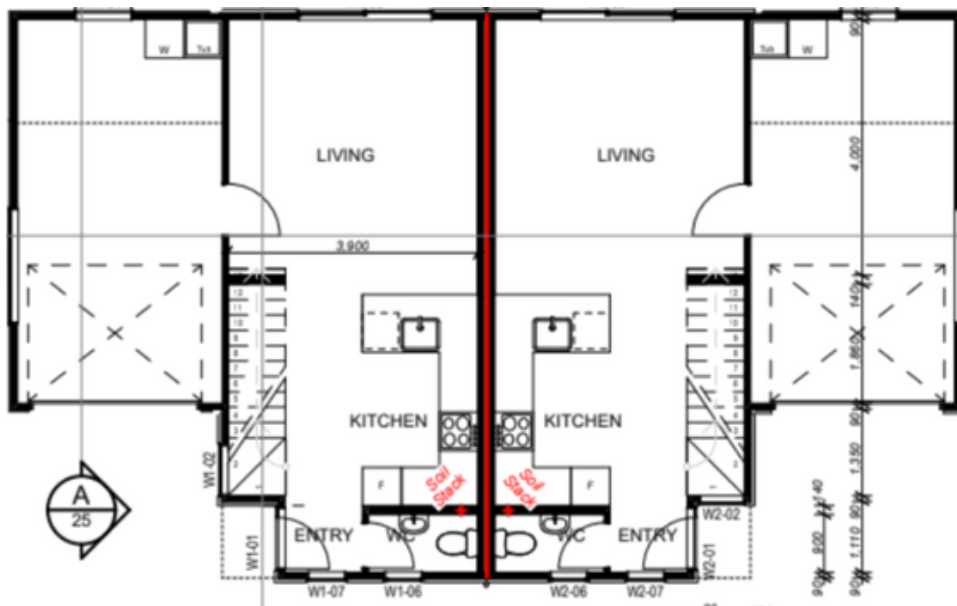
- If anything were to happen during your build, your Guarantee covers you so that your new home is finished to the highest standard.
- It adds value to your property.
- It's fully transferable if you decide to sell.
- It helps finance your build, as most banks require it.
- It costs less than 1% of the total build cost to protect your biggest investment.

Regardless of what happens in the future, Registered Master Builders will be there to help you for the next 10 years – it's peace of mind guaranteed.

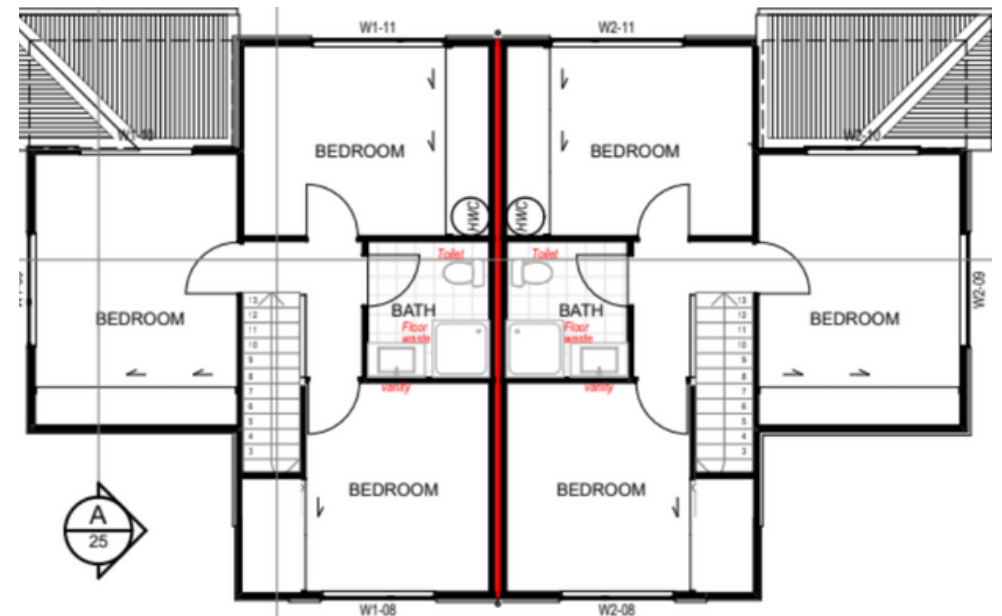


## UNITS 1-8 (MIRRORED)

Ground Floor



First Floor





# Building specifications

## Construction

---

Foundation - Rib raft foundation on timber driven piles  
 Framing - 90x45 H1.2 SG8  
 Wall Insulation - R 2.8 Pink Batts  
 Roof Insulation - R3.6 Wall Insulation

## Exterior

---

Exterior Cedar cladding - Vertical paneling  
 Exterior Rockcote - Rockcote Integra Panel in Seafog  
 Window and door joinery - Double glazed powder coated Aluminum (Nebulite  
 Roof - (Sandstone Grey)  
 Fascia Coloursteel (Titania)  
 Guttering Coloursteel (Sandstone Grey)  
 Downpipes Coloursteel (Titania)  
 Flashing Coloursteel (Sandstone Grey)

## Internal

---

Internal Doors - Flush panel doors (J&G)  
 Lining - GIB walls 10mm / Ceiling walls 13mm  
 Wardrobe Joinery - MDF  
 Kitchen, Storage, Wardrobe and Laundry Cabinetry - Misco 16mm White Gloss  
 Moisture Resistant MDF and 18mm Colour MDF  
 All ceilings and woodwork - Dulux Okarito  
 All walls unless specified - Dulux Haast Half  
 All bedroom walls - Dulux Narrow Neck Half

## General Specifications

---

Flooring Bedrooms - Cut pile solution dyed Nylon (with underlay)  
 Flooring Lounge - Cut pile solution dyed Nylon "Oil Skin" (with underlay)  
 Flooring Kitchen - Tiles 600x600mm (Travertine look Champagne Square  
 Antislip Style)  
 Flooring Bathrooms- Tiles 600x600mm (Travertine look Champagne Square  
 Antislip Style)  
 Window coverings living - Linen style curtains  
 Window coverings bedrooms - Linen style curtains

## External Works

---

Driveway - Exposed aggregate concrete  
 Services - Water, Power, Sewer & Stormwater  
 Exterior Inclusions - Letterbox, Outdoor Deck and Landscaping

## Electrical

---

Lighting, Sockets, Data, TV Jacks, Bathroom Fan, Bathroom Heater  
 Electrical fitting - Hager Silhouette  
 Lighting - LED Downlights  
 Heating - Fujitsu Wall Mount Heat Pump  
 Front Door - Electronic Digital Lock

## Kitchen

---

Oven - Bosch HBF113BR0A Serie | 2 Built-in Oven 60cm Stainless Steel  
 Cooktop - Bosch 60cm Induction Cooktop  
 Dishwasher - Bosch SMU2ITS01A Series 2, Built Under Dishwasher in Stainless  
 Steel  
 Rangehood - Robinhood RPD3CL6BK 60cm Powerpack Rangehood Black Glass  
 Benchtop - Benchtop- Papamoa polished prime stone (Classic collection)  
 Cutlery drawers with inserts  
 Soft close Kitchen Cabinetry - Misco 16mm White Gloss Moisture Resistant MDF  
 and 18mm Colour MDF  
 Lighting - Clemine 1180 Led Pendant Oak Wood

## Bathroom

---

Tiles - 600x600 mm Travertine look Champagne Square Antislip Style  
 Shower - Acrylic base  
 Shower Glazing - Winstones  
 Toilet  
 Vanity - Freestanding Classic Oak  
 Mirror  
 Heated Towel Rail - Brushed Nickel

## Landscaping

---

Landscaping Decks - Pine  
 Planting - As per landscape design

\*The above specifications are all subject to availability at  
 the time of construction and have potential to be  
 substituted for a similar product.





# Colour and Cladding Schedule

## Exterior



## Interior - Units 1-8



## Interior Features



Render of kitchen interior

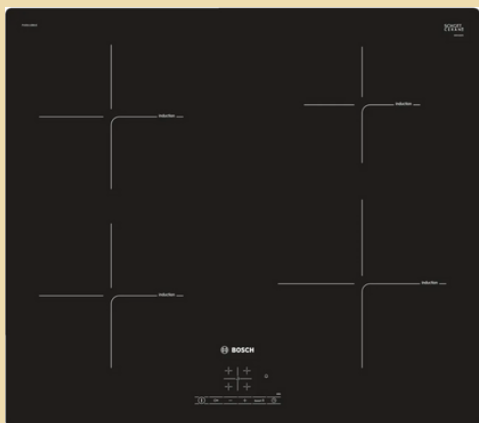


Render of bedroom interior



# BOSCH

We use quality BOSCH appliances in all of our Kitchens to add to the functionality and ease of Townhouse living. BOSCH appliances are reliable and stand the test of time.





# Bathroom and Plumbing

All of our developments come equipped with high quality plumbing fittings for you to enjoy. Our team have hand selected luxury bathroom products that are both functional and easy on the eye.



- 1 Tiled Glass Shower
- 2 Heated Towel Rail
- 3 Free Standing Vanity
- 4 Tiled Flooring

# Upcoming Developments

## COMING SOON...



**10 KIPAX PLACE**  
Riccarton, Christchurch

**5 Townhouses Available**



**133 BLIGHS ROAD**  
Strowan, Christchurch

**5 Townhouses Available**



**11 HUMBOLDT STREET**  
Sydenham, Christchurch

**5 Townhouses Available**



**83 RUTHERFORD STREET**  
Woolston, Christchurch

**5 Townhouses Available**



**76/78 HARMAN STREET**  
Spreydon, Christchurch

**8 Townhouses Available**





Keen to invest or find your forever home?

Want to find out more?

Get in touch with our friendly consultant Sorayya today!



Sorayya Seysan  
022 162 0073

[sorayya@chelvertonhomes.com](mailto:sorayya@chelvertonhomes.com)  
[www.chelvertonhomes.co.nz](http://www.chelvertonhomes.co.nz)