



ChelvertonHomes



89 Rose Street

CASHMERE, CHRISTCHURCH

3 BEDROOMS

2 BATHROOMS

SINGLE-CAR GARAGE

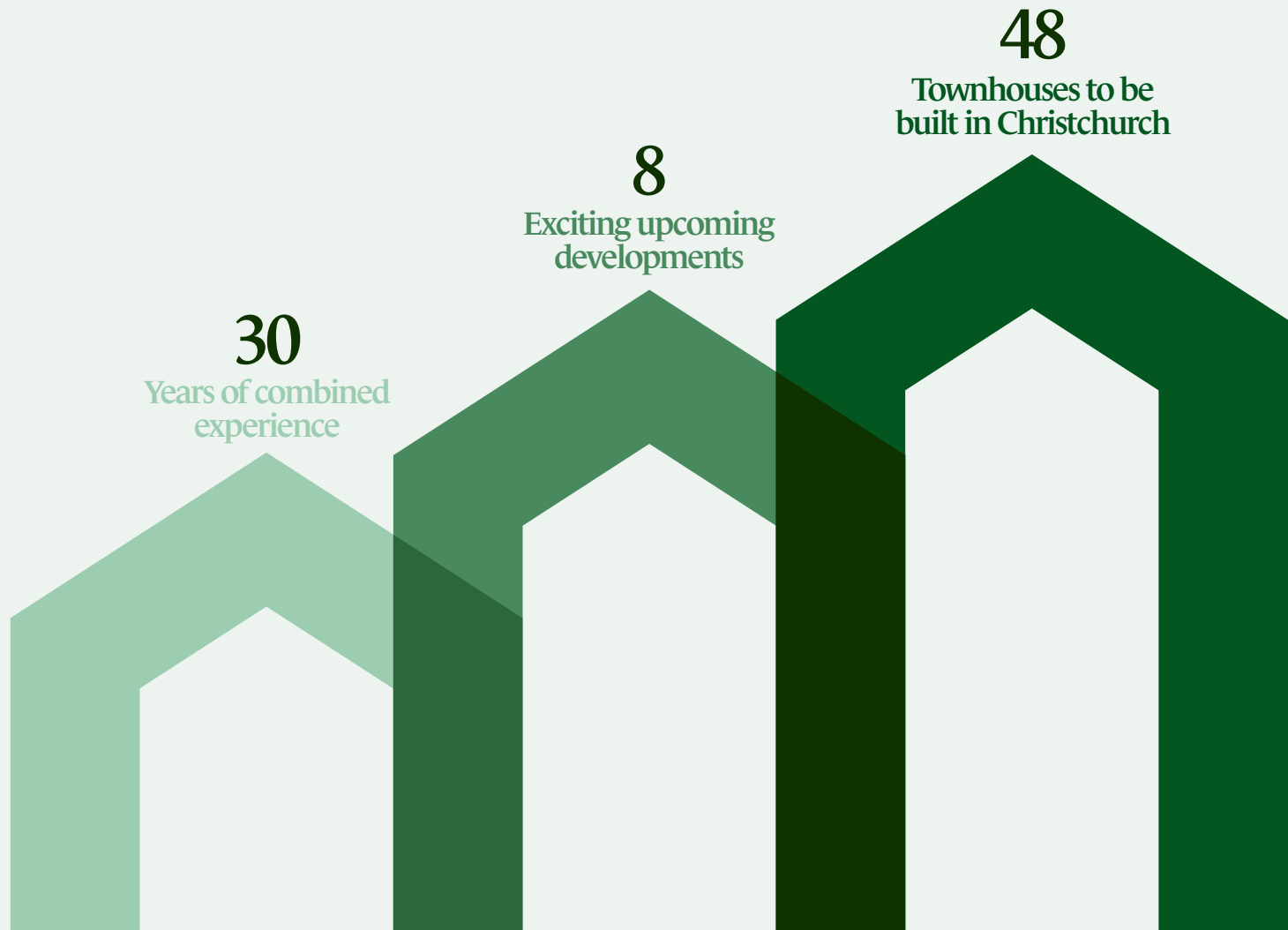
The Chelverton way

WHO WE ARE

With Christchurch as our hometown, we are passionate about building better homes for our suburbs. 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.

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.



Why work with us

OUR OFFERINGS

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.



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.



What's on offer

89 ROSE ST



Perfectly positioned in picturesque 'Rose Street' of Cashmere we bring 5 modern contemporary townhouses to the market. Each townhouse boasts 3 bedrooms with the addition of an ensuite bathroom and master walk-in wardrobe.

The location doesn't get much better with quality education options, close proximity to the Port hills and still a bike ride away from the city.

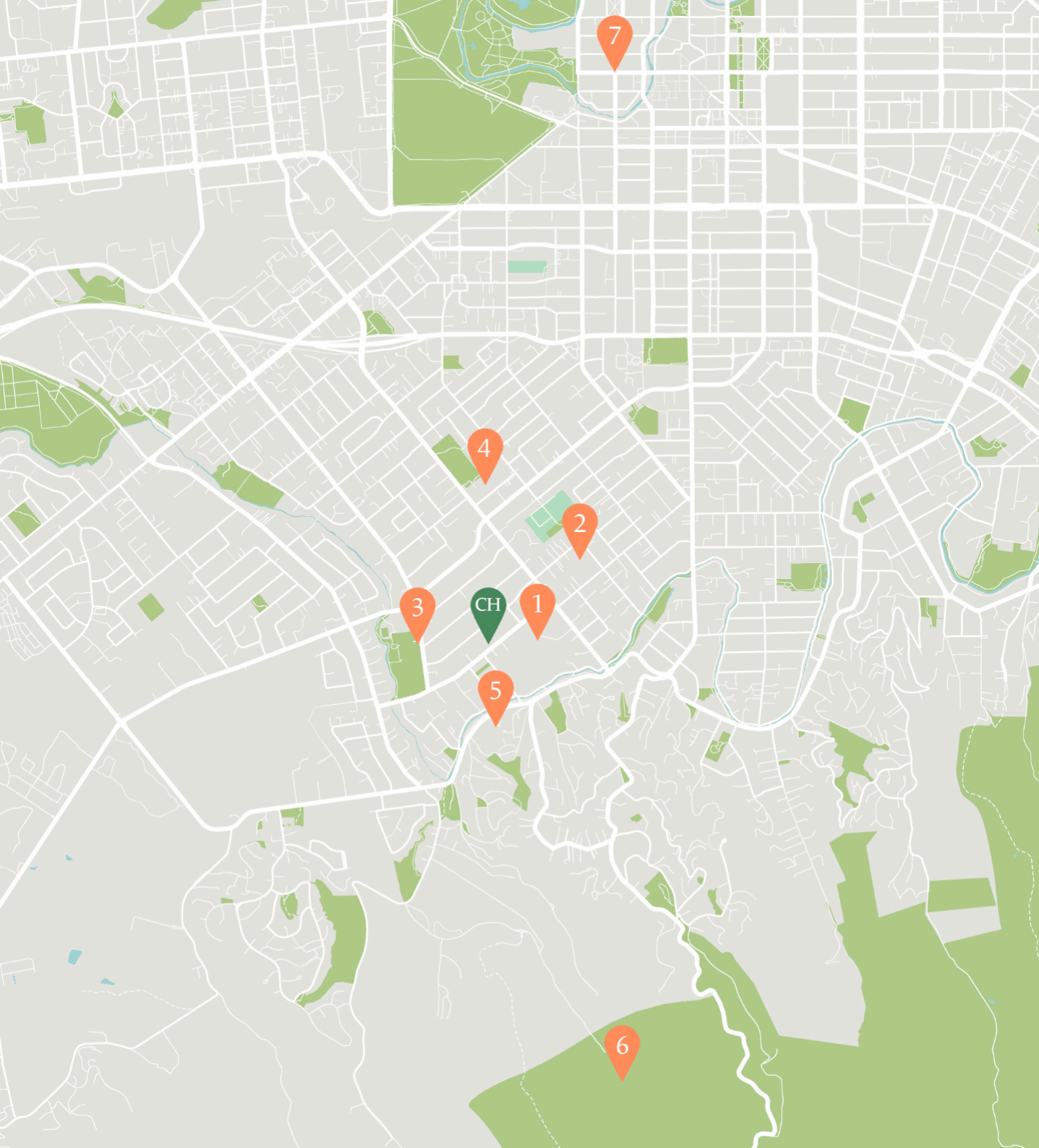
The bespoke kitchens are a real asset to each townhouse with plenty of storage, engineered stone benchtops and an island bench for entertaining.

Each townhouse has its own single-car garage with internal access.

These have been designed with the buyer in mind with generous open-plan living and private courtyards. A complete package for the home buyer or investor.

3 BEDROOMS
2 BATHROOMS
SINGLE-CAR GARAGE
1116-118m²





Your neighbourhood

LOCATION

1. CASHMERE HIGHSCHOOL - 300M (IN ZONE)
2. SOMERFIELD PRIMARY SCHOOL - 900M (IN ZONE)
3. PIONEER STADIUM & SWIMMING POOL - 800M
4. BARRINGTON MALL & PARK 1.5KM
5. PRINCESS MARGARET HOSPITAL - 800M
6. CHRISTCHURCH ADVENTURE PARK- 4KM
7. CITY CENTRE - 4KM

*In Zone

Protect your build

MASTER BUILDERS GUARANTEE

Building a house is probably the biggest investment of your lifetime. The Master Builders 10-year Guarantee helps protect it. This guarantee has been protecting homes for over 25 years.

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

If you would like to discuss adding a Master Build Guarantee with your purchase please get in touch.

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.

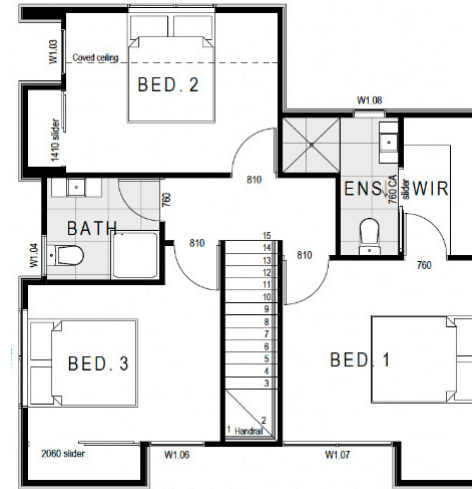
- If anything were to happen during your build, your Guarantee covers you so that your new home is finished to the highest standard.
- It adds value to your property.
- It's fully transferable if you decide to sell.
- It helps finance your build, as most banks require it.
- It costs less than 1% of the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



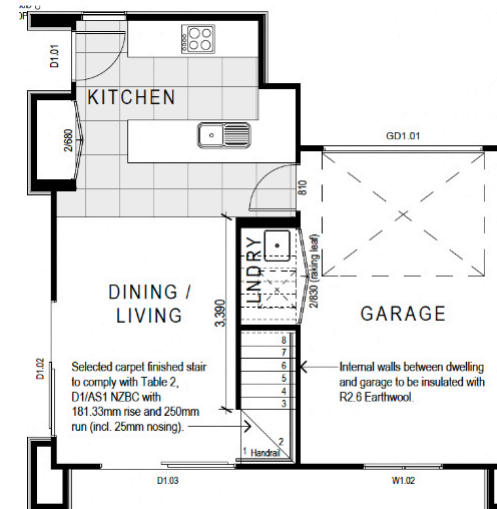
Unit 1

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- MASTER WALK-IN WADROBE
- GARAGE
- GENEROUS ENTERTAINER'S KITCHEN



FIRST FLOOR

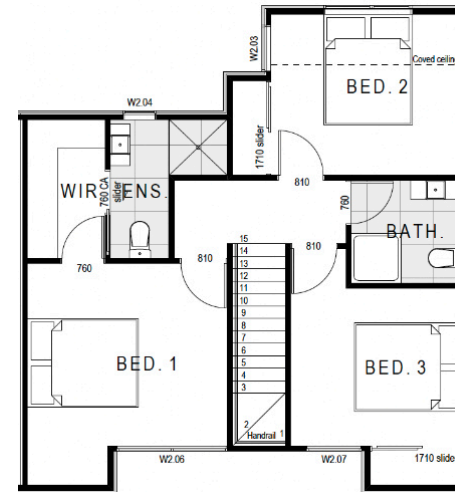


GROUND FLOOR

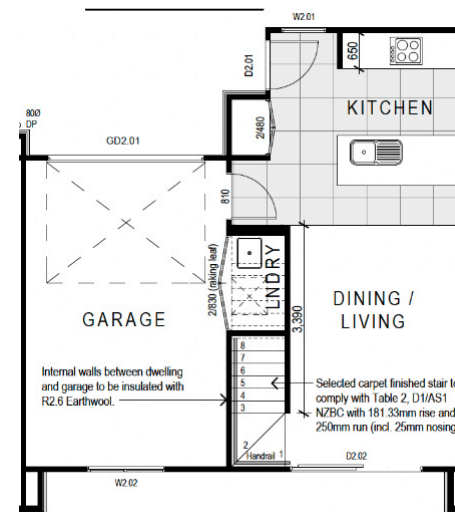
Unit 2

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- MASTER WALK-IN WADROBE
- GARAGE
- GENEROUS ENTERTAINER'S KITCHEN



FIRST FLOOR

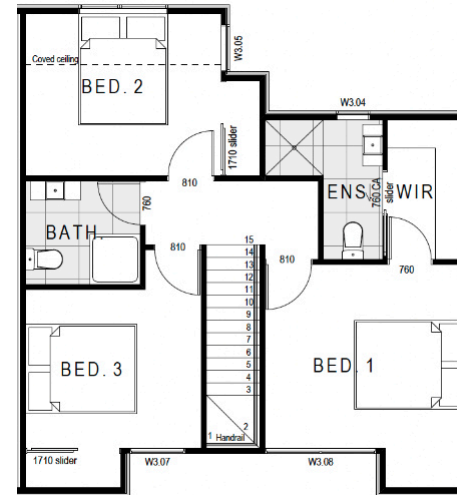


GROUND FLOOR

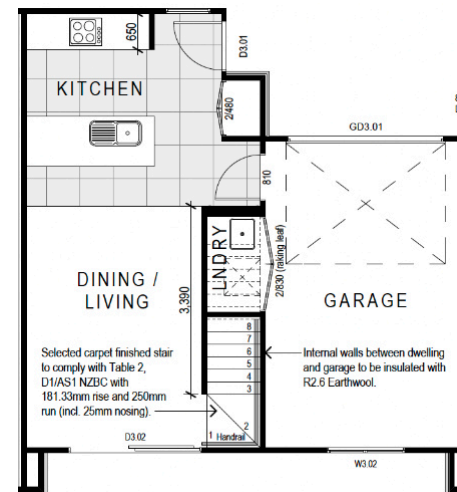
Unit 3

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- MASTER WALK-IN WADROBE
- GARAGE
- GENEROUS ENTERTAINER'S KITCHEN



FIRST FLOOR

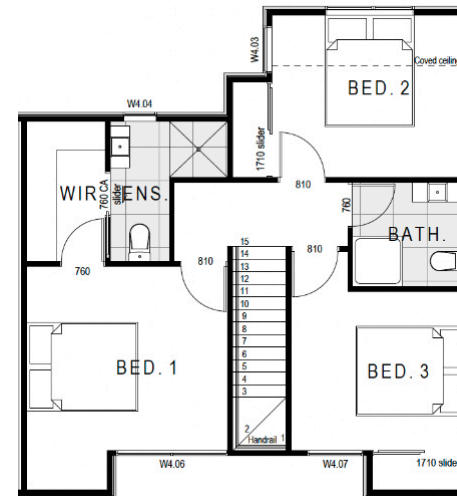


GROUND FLOOR

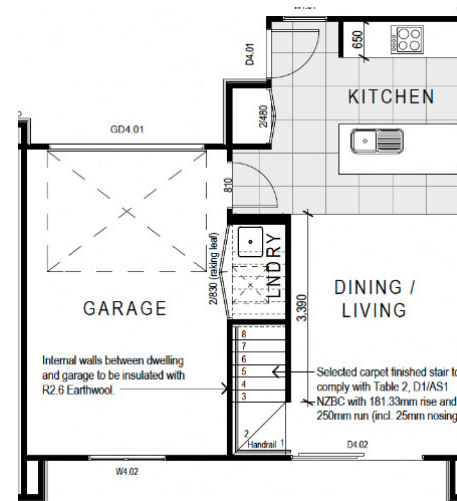
Unit 4

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- MASTER WALK-IN WADROBE
- GARAGE
- GENEROUS ENTERTAINER'S KITCHEN



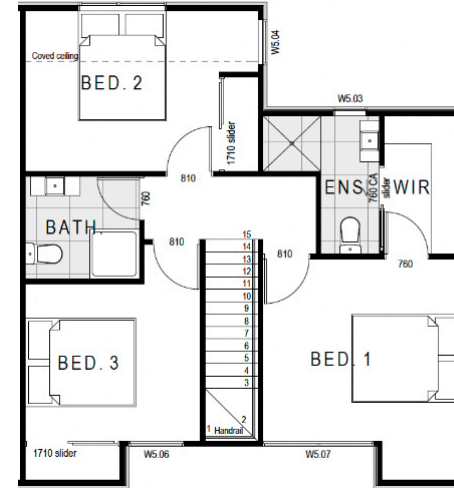
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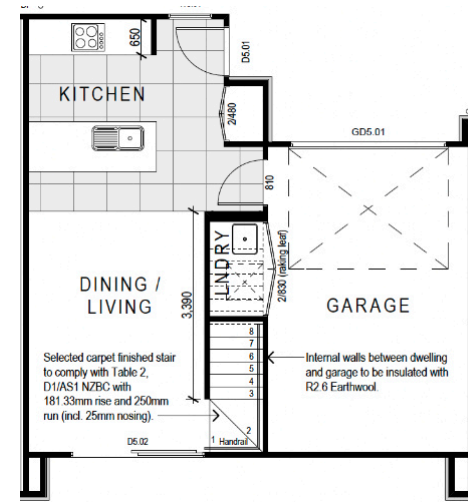
Unit 5

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- MASTER WALK-IN WADROBE
- GARAGE
- GENEROUS ENTERTAINER'S KITCHEN



FIRST FLOOR

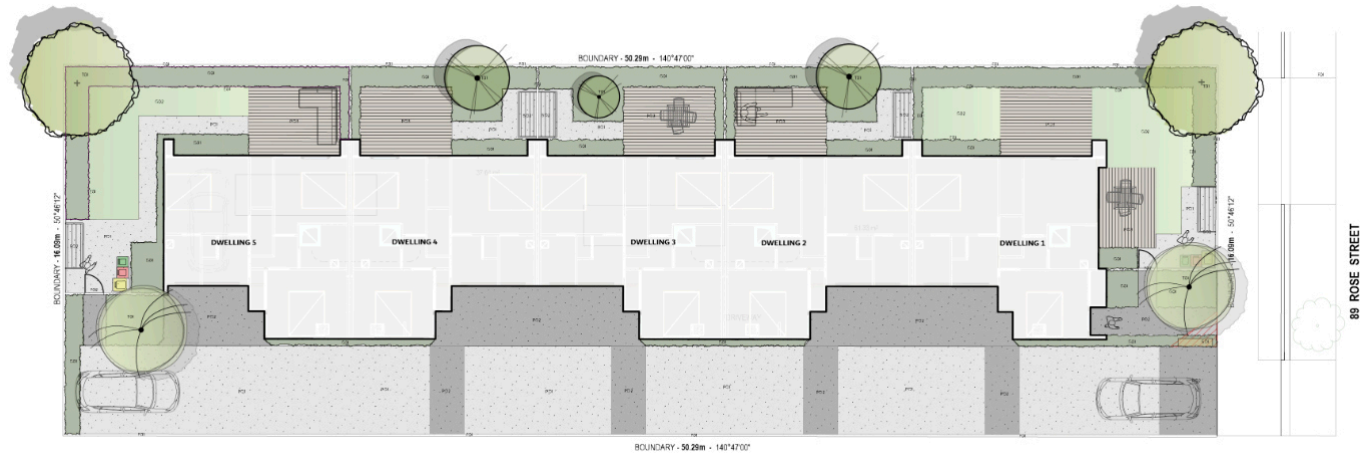


GROUND FLOOR

Your private oasis

LANDSCAPE PLAN

- PLANTING & TREE SCHEDULE
- PRIVATE DECK
- UTILITIES AREA



KEY

P- SURFACES

- PO1 - STANDARD CONCRETE - BRUSHED FINISH
- PO2 - EXPOSED AGGREGATE OR COLOURED CONCRETE (1/2 SHOT BLACK OXIDE)
- PO3 - TIMBER DECKING - RADIATA PINE (140 X 32MM OR 90 X 21MM)

E - EDGING

- E01 - TIMBER GARDEN EDGE

G / T VEGETATION

- G01 - GARDEN BED STANDARD
- G02 - HYDRO SEEDED LAWN
- TO1 - PROPOSED TREE

F - FENCING/GATE

- F01 - 1.8M TIMBER PALING FENCE
- F02 - 1.8M TIMBER GATE

S - SITE FURNISHINGS

- SO1 - LETTERBOX UNIT
- SO2 - WASHING LINE

- Proposed trees x7
- Proposed Garden Beds - 118.2m²
- Lawn - 44.7m²
- Concrete surfacing - 200m²
- Exposed aggregate or coloured concrete (1/2 shot black oxide) - 97m²
- Timber decking - 68.7m²

Total Site Area = 809m²

Total Area in Landscaping (Garden beds + Lawn) = 162.9m² / 20.1%

SEE KEY NOTES FOR SPECIFICATION DETAILS

Pricing schedule

UNIT	BEDROOM	BATHROOM	TOILET	GARAGE	FLOOR AREA	OUTDOOR AREA	PRICE
1	3	2	2	1	118.8m ²	52.06m ²	\$829,000
2	3	2	2	1	116.2m ²	32m ²	\$799,000
3	3	2	2	1	116.2m ²	32m ²	\$799,000
4	3	2	2	1	116.2m ²	32m ²	\$799,000
5	3	2	2	1	116.6m ²	48.9m ²	\$819,000



Design

INTERIOR

Step into a bit of luxury with our modern and eye-catching architecturally designed homes.

With generous & functional kitchens opening up to the open-plan living spaces the layout suits a multitude of buyers from young professionals to family living.

Each townhouse offers 3 double bedrooms, single car internal access garages and 2 bathrooms.

Quality soft furnishings are used throughout in neutral tones to compliment each buyer's own furnishing.

All bedrooms have ample storage with inbuilt wardrobes and a walk-in wardrobe for all master bedrooms.



Bedroom and Living



Design

EXTERIOR

A modern timeless aesthetic has been chosen for the exterior – combining quality materials of Rockcote and Cedar cladding

Each townhouse has its own unique landscape plan including a private deck, street frontage planting and utilities area.

We pride our developments on suiting how Kiwis live and know the importance of garaging to house your recreational equipment.

We design townhouses that suit the area and complement the surrounding environment.

Exterior



Design

COURTYARD

Each townhouse has its own private courtyard that flows on from the open-plan lounge onto your own private decking.

There is plenty of room for the BBQ and entertaining furniture in the landscaped garden. A true tranquil oasis for each new owner.

Thought has been put into the best spot for a utilities/clothesline area.



Exterior



Design

KITCHEN



Each kitchen is individually designed to suit the space and maximise storage and flow. Hard wearing engineered stone benchtops and quality tapware give a premium finish. Classic Oak with a touch of colour for the cabinets give a modern yet timeless design aesthetic.

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.



Kitchen palette



Kitchen



Bosch 60cm Induction Cooktop



Bosch Series 2 Built-in Oven 60cm Stainless Steel



Bosch Series 2 Built-under dishwasher 60 cm Stainless Steel



Design

BATHROOM

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.

Neutral large format tiles to the floor and a tiled shower complete these modern bathroom designs.

- **TILED GLASS SHOWER**
- **FREESTANDING CABINET**
- **TILED FLOOR**
- **QUALITY TAPWARE**



Building specifications

CONSTRUCTION

- Framing — 90x45 H1.2 SG8
- Wall Insulation — R 2.8 Pink Batts
- Roof Insulation — R3.6 Wall Insulation
- Thermally Broken Windows
- Insulated Foundation

EXTERIOR

- Vertical timber shiplape cladding with AAC in Resene Half Merino
- Window and door joinery — Double glazed powder coated Aluminium — Titania
- Roof Aluminium — (Sandstone Grey)
- Fascia — Coloursteel (Sandstone Grey)
- Guttering — Coloursteel (Sandstone Grey)
- Downpipes — Coloursteel (Sandstone Grey)
- Flashing — Coloursteel (Sandstone Grey)

CONSTRUCTION

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

GENERAL SPECIFICATIONS

- Flooring Bedrooms - Cut pile solution dyed Nylon (with underlay)
- Flooring Lounge - Cut pile solution dyed Nylon (with underlay)
- Flooring Kitchen - Laminate woodlook planking- Oak-look (TBC)
- Flooring Bathrooms- 600x600mm tiles
- Window coverings living — Neutral roller blinds
- Window coverings bedrooms — Linen style curtains in neutral colour

EXTERNAL WORKS

- Driveway — Coloured 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
- Lighting - LED Downlights
- Heating - Wall Mount Heat Pump

EXTERNAL WORKS

- Landscaping Decks - Pine
- Planting & driveway — As per landscape design
- Inclusions — Letterbox, washing line, 1x tap on driveway side, 1x tap in outdoor area

KITCHEN

- Oven - Bosch HBF113BROA Serie | 2 Built-in Oven 60cm Stainless Steel
- Cooktop - Bosch 60cm Induction
- Dishwasher - Bosch SMU2ITS01A Series 2, in Stainless Steel
- Rangehood - Robinhood RPD3CL6BK 60cm Powerpack Rangehood Black Glass
- Benchtop - Engineered stone
- Cutlery drawers with inserts
- Benchtop & cabinetry — Melteca Possum Pearl and Classic Oak cabinets (as per kitchen plans) 20mm engineered stone
- Lighting - Downlights
- Tiled splashback

BATHROOM

- Shower: Glass doors, acrylic base.
- Toilet
- Vanity - Freestanding Classic Oak
- Mirror — Same width as vanity
- Heated Towel Rail - Brushed Nickel

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



Rental appraisal

INVEST IN YOUR FUTURE NOW



Units 1 – 5, 89 Rose Street, CHRISTCHURCH

Monday, 17th of July 2023

Rent Wise Property Management thanks you for engaging us to conduct a rental appraisal on the unit at 89 Rose Street. Based on the current market and comparable properties in the area and to the same standard, we would consider the current market value to be \$680.00.

Current Market Rental Value

\$680.00

Property Description

Newly built three-bedroom units with the most up to date appliances throughout. Three great size bedrooms, all with wardrobes. Open plan kitchen overlooking the dining/living Heat Pump for comfort. Single car garaging.

Comparable Rental Properties

6 / 317 Lincoln Street \$680.00 per week
1/129 Brougham Street - \$680.00 per week

Kind regards

Shona Saunders
Rent Wise Property Management
Mobile 027 922 1056
Email shona@rentwiseproperty.co.nz

Rent Wise Metro Property Management have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this, please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g., Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

Available now



76/78 Harman Street
Addington, Christchurch
Last 3 available



133 Blighs Road
Strowan, Christchurch
5 townhouses available

Enquire now

chelvertonhomes.co.nz
See next page for details.



Want to know more?

GET IN TOUCH



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Sales Consultant

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