



ChelvertonHomes



124 Lonsdale Street

NEW BRIGHTON, CHRISTCHURCH

3 BEDROOMS

2 BATHROOMS

SINGLE-CAR GARAGE

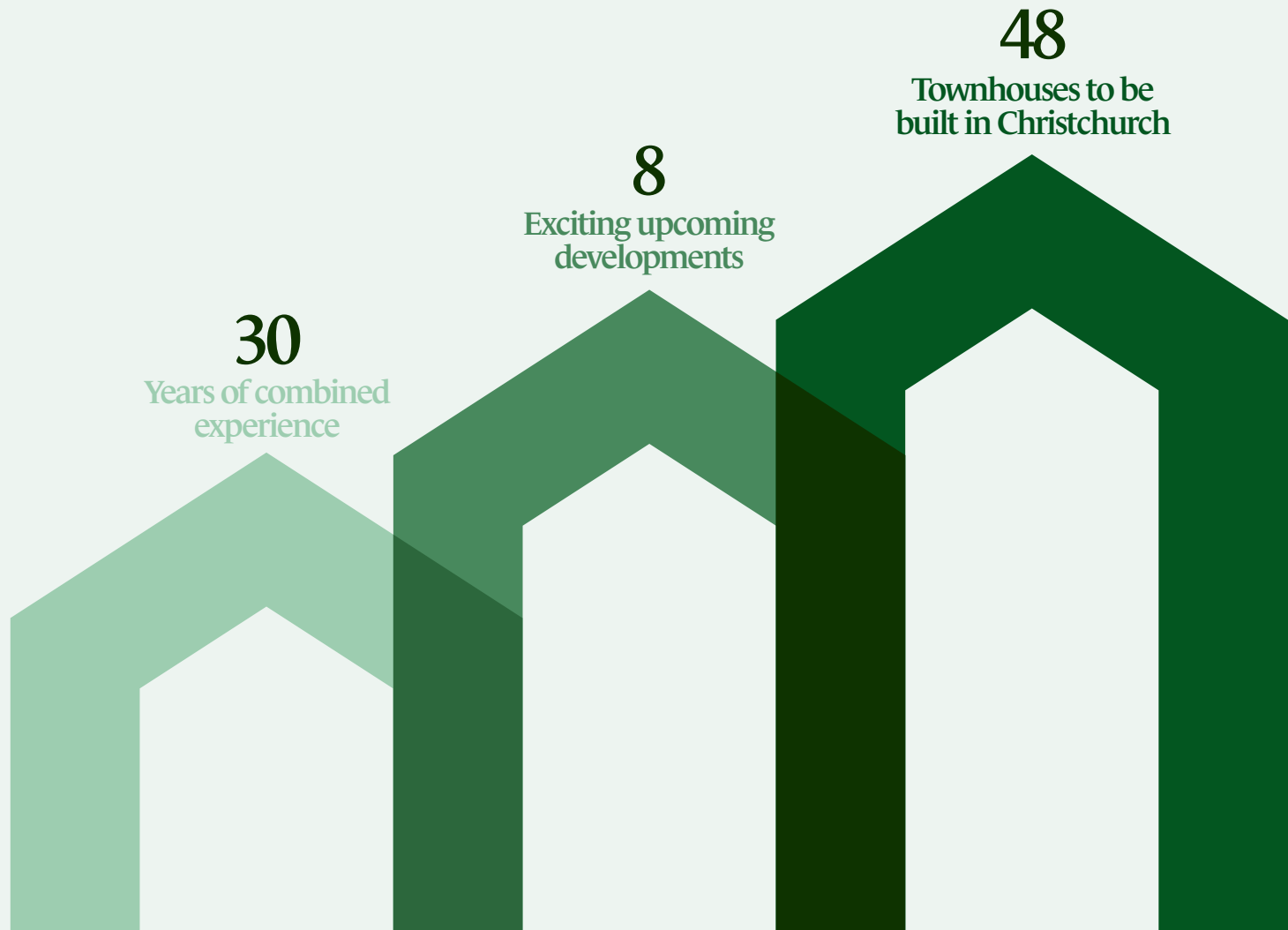
The Chelverton way

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

124 LONSDALE STREET



Centrally located in popular New Brighton we bring 5 modern contemporary townhouses to the market. Each townhouse boasts a generous size open plan living, 3 bedrooms with the addition of an ensuite bathroom to 4 of the 5 houses

The outdoors is at your doorstep with Rawhiti Domain & Golf Course at your backdoor and the beach just a quick stroll away. This is certainly a lifestyle choice - with the ease of a low maintenance house there is plenty of time to utilise the numerous amenities available in this popular area

The bespoke kitchens are a real asset to each townhouse with plenty of storage, engineered stone benchtops and a designer touch.

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 next door to an oasis of parklife. A complete package for the home buyer or investor.

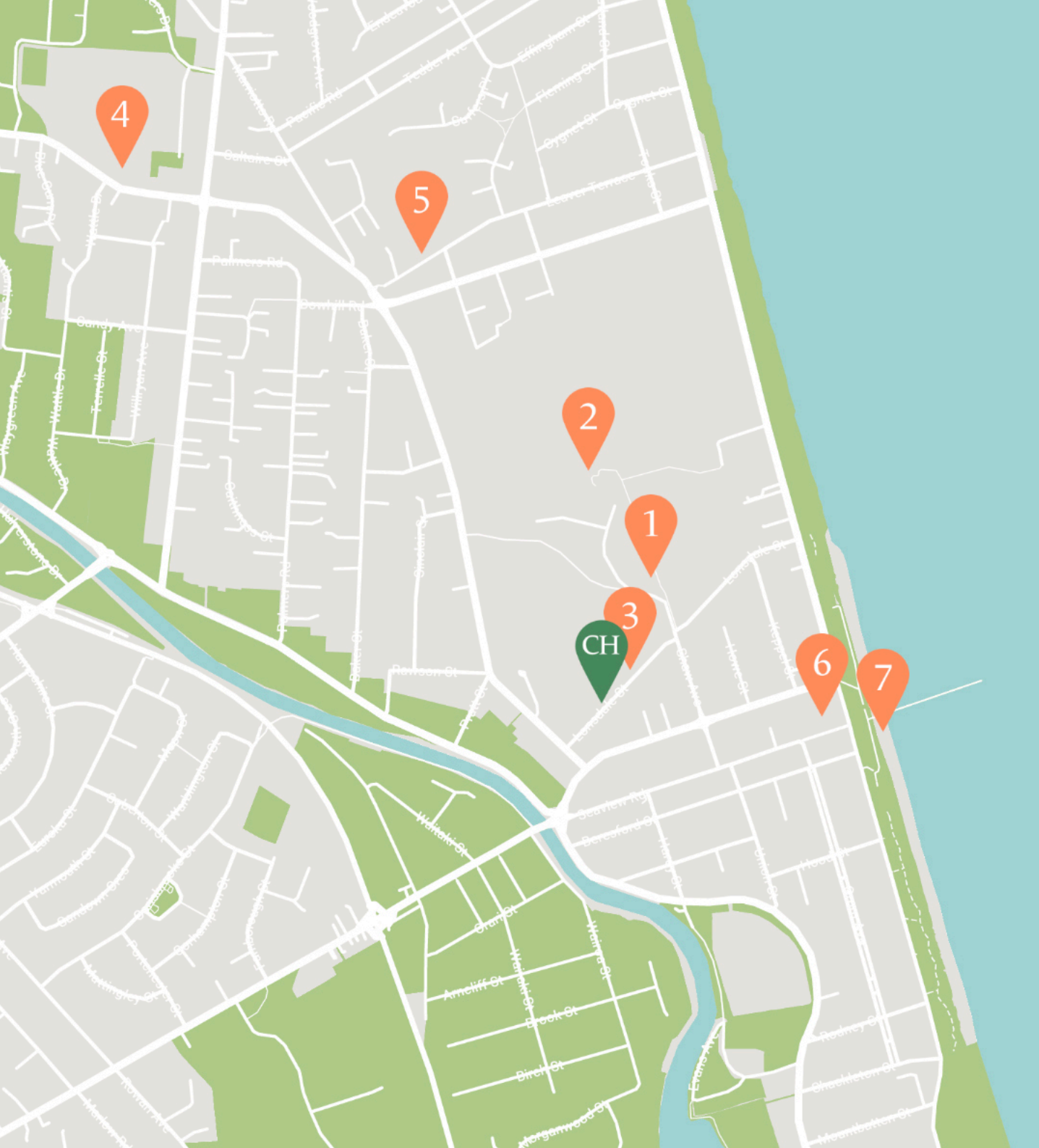
3 BEDROOMS

2 BATHROOMS

SINGLE-CAR GARAGE

126-127m²





Your neighbourhood

LOCATION

1. RAWHITI DOMAIN — 50M
2. RAWHITI GOLF CLUB — 800M
3. NEW BRIGHTON CATHOLIC SCHOOL — 90M
4. AVONSIDE GIRLS & SHIRLEY BOYS
HIGHSCHOOL* — 2KM
5. RAWHITI PRIMARY SCHOOL* — 1.8KM
6. NEW BRIGHTON SHOPS (COUNTDOWN)
— 800M
7. NEW BRIGHTON BEACH AND HEI PUNA
TAIMOANA HOT POOLS — 800M

*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.

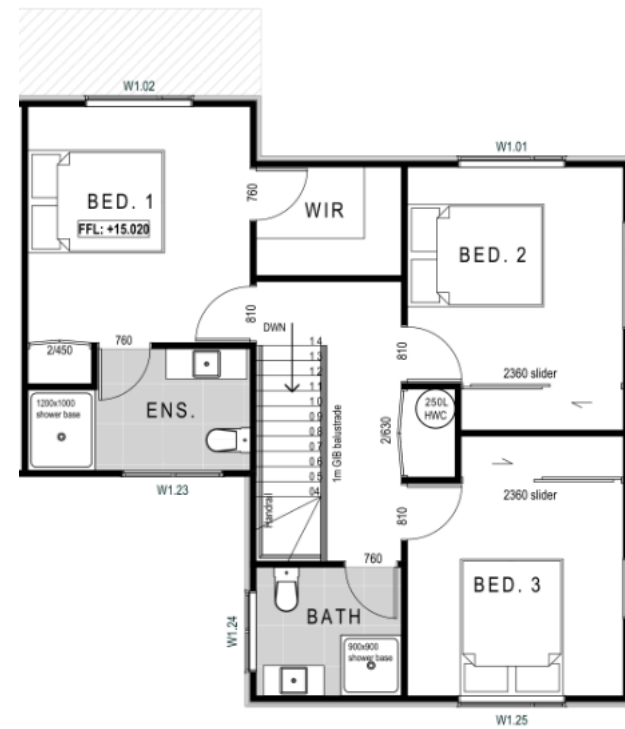
- If anything were to happen during your build, your Guarantee covers you so that your new home is finished to the highest standard.
- It adds value to your property.
- It's fully transferable if you decide to sell.
- It helps finance your build, as most banks require it.
- It costs less than 1% of the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



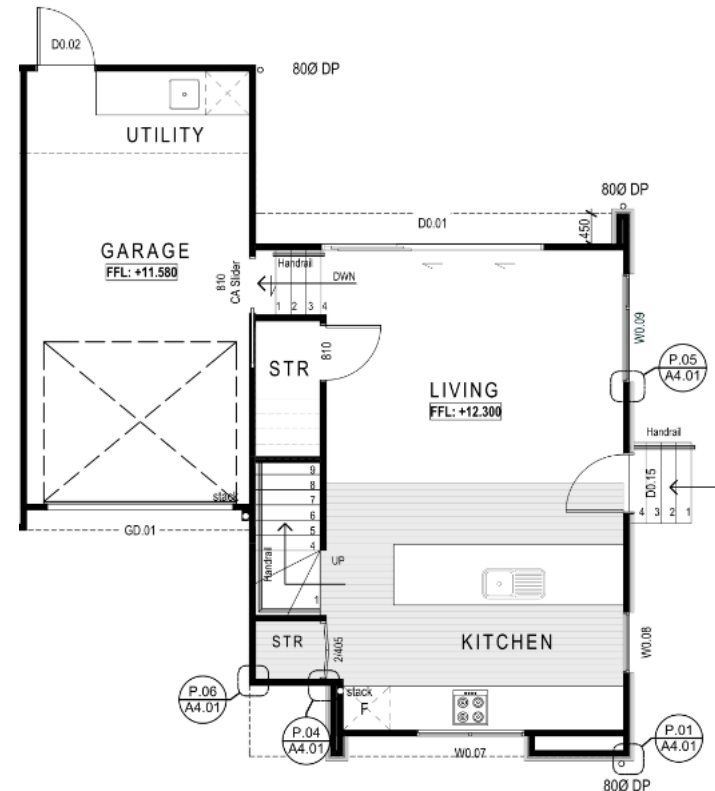
Unit 1

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GENEROUS ENTERTAINER'S KITCHEN
- GARAGE



FIRST FLOOR



GROUND FLOOR

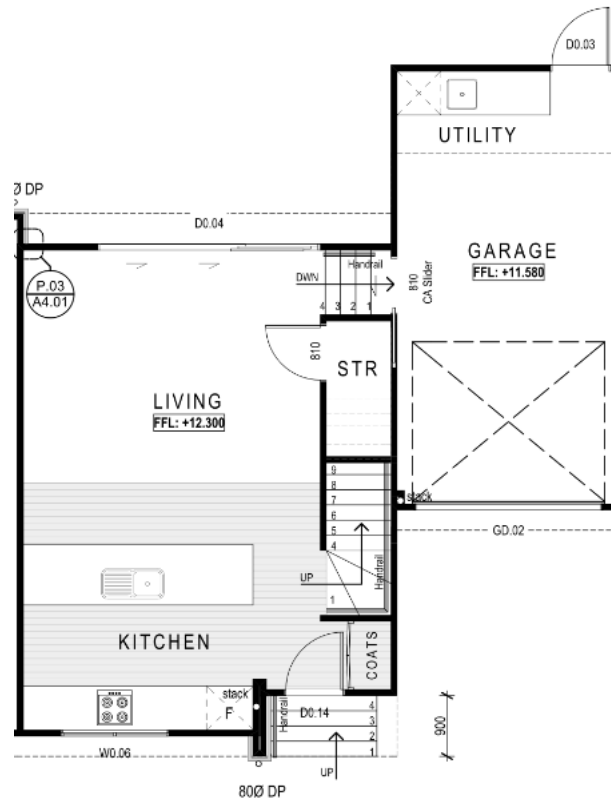
Unit 2

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GENEROUS ENTERTAINER'S KITCHEN
- GARAGE



FIRST FLOOR



GROUND FLOOR

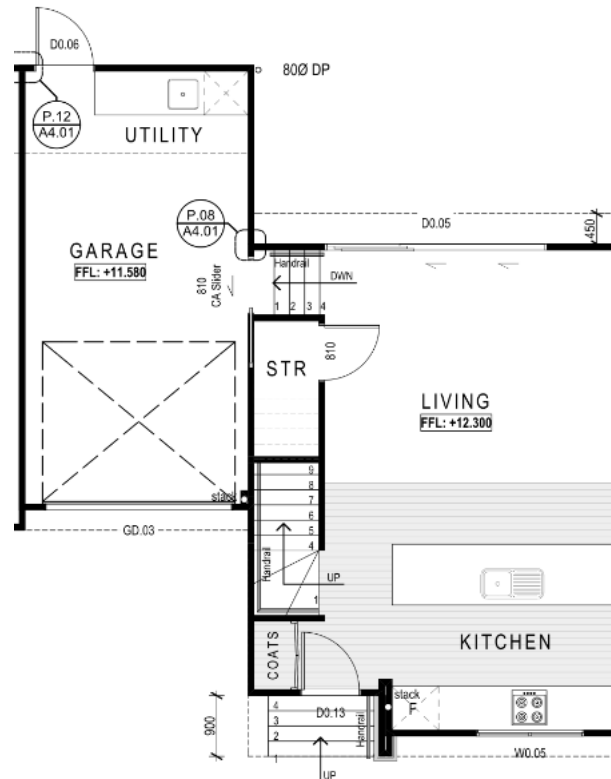
Unit 3

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GENEROUS ENTERTAINER'S KITCHEN
- GARAGE



FIRST FLOOR



GROUND FLOOR

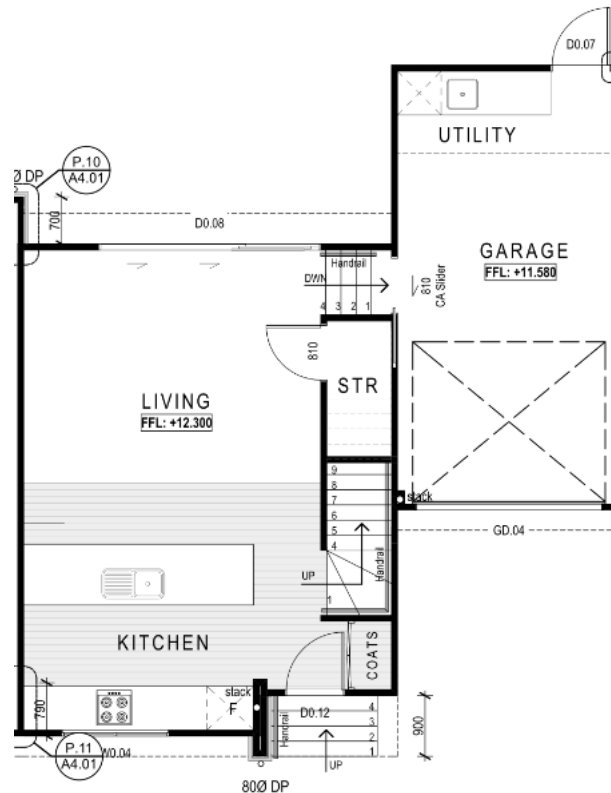
Unit 4

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GENEROUS ENTERTAINER'S KITCHEN
- GARAGE



FIRST FLOOR

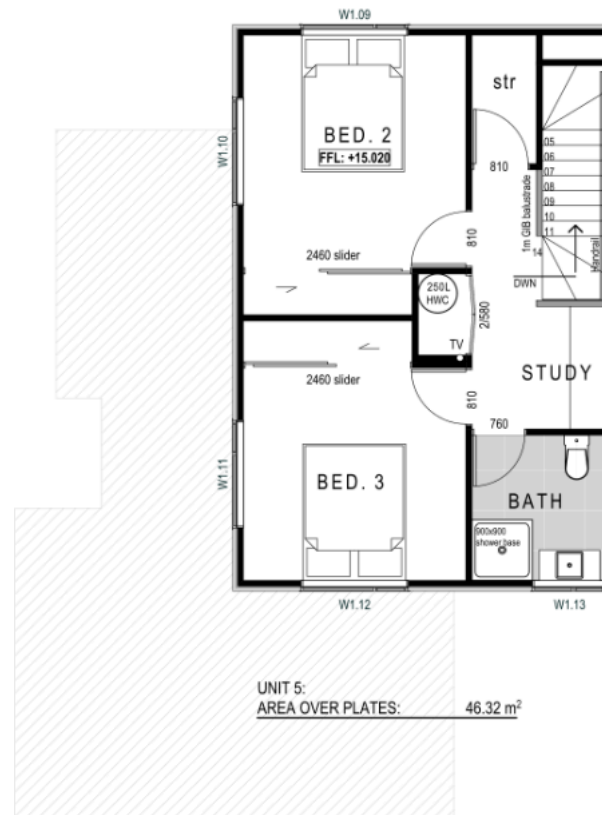


GROUND FLOOR

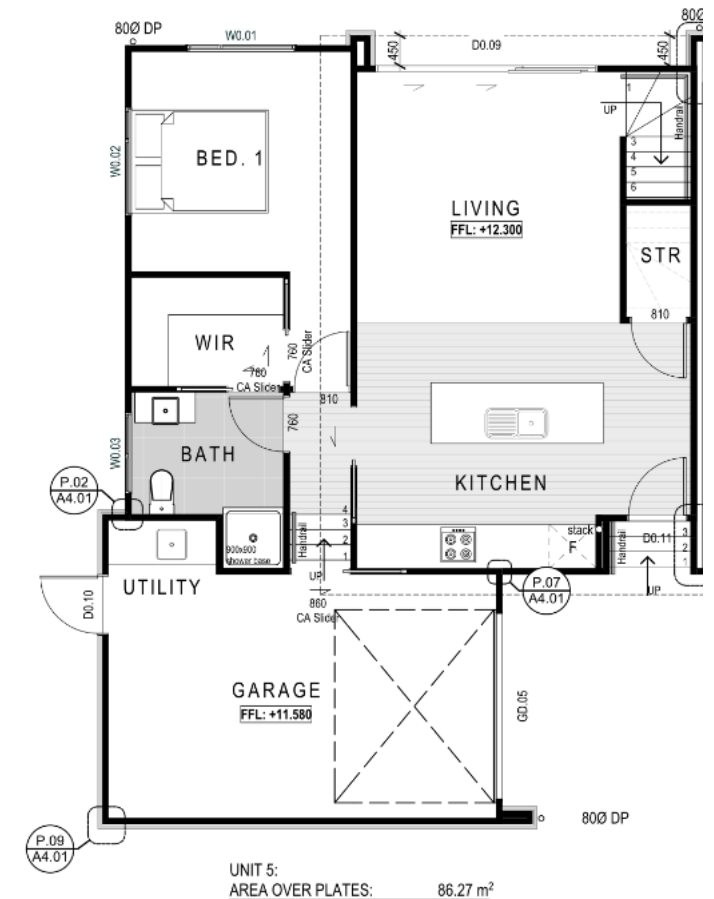
Unit 5

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GENEROUS ENTERTAINER'S KITCHEN
- STUDY
- GARAGE



FIRST
FLOOR

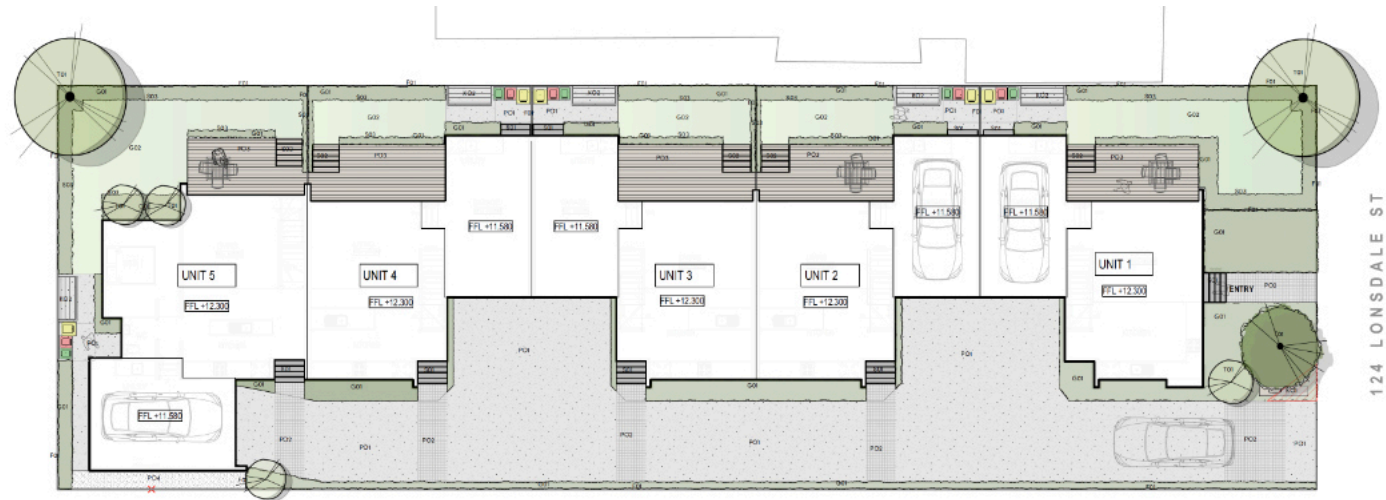


GROUND
FLOOR

Your private oasis

LANDSCAPE PLAN

- PLANTING & TREE SCHEDULE
- PRIVATE DECK
- UTILITIES AREA
- LAWN



KEY

P - SURFACES
 PO1 - STANDARD CONCRETE - BRUSHED FINISH
 PO2 - STANDARD CONCRETE - EXPOSED AGGREGATE OR FIRTH PERMEABLE PAVEMENT
 PO3 - TIMBER DECKING
 PO4 - GRAVEL / LOOSE CHIP

S - STEPS AND EDGING
 S01 - CONCRETE STEPS
 S02 - TIMBER STEPS
 S03 - TIMBER GARDEN EDGE

G / T VEGETATION
 G01 - GARDEN BED STANDARD
 G02 - HYDRO SEEDED LAWN
 TO1 - PROPOSED TREE

F / G - FENCING
 F01 - 1.8M TIMBER PALING FENCE

K - SITE FURNISHINGS
 KO1 - LETTERBOX UNIT
 KO2 - WASHING LINE

Plant Schedule					
ID	Botanical Name	Common Name	Mature Height	Scheduled Size	Quantity
Ac gr	Acer griseum	Paperbark Maple	8m	25L	1
Ar Ci M	Arthropodium cirratum 'Matapouri Bay'	Rengarenga, Rock Lily	0.8m	PB5	14
Co ac H	Coprosma acerosa 'Hawera'	NZ Sand Coprosma	0.2	PB5	36
Co Ge	Corokia 'Geenty's Green'	korokio	1.8m (Hedge)	PB18	21
Fr gr	Fraxinus griffithii	Evergreen Ash	7m	35L	1
Gr li Br	Griselinia littoralis 'Broadway Mint'	Broadleaf (Griselinia)	1.8m (Hedge)	PB18	37
He Pr	Hebe 'Pretty and Pink'	Hebe	0.6m	PB5	17
Li mu	Liriope muscari	Muscari Liriope	0.4m	PB5	26
Li st W	Liquidambar styraciflua	Sweet Gum	5m	25L	1
Li-1	Libertia ixiodes	NZ Iris	0.6m	PB5	93
Lo	Lomandra confertifolia	Lime Wave	0.8m	PB5	16
Lo Li	Lomandra 'Lime Tuff'	Lomandra	0.8m	PB5	10
Mu ax	Muehlenbeckia axillaris	Pohuehue	0.2m	PB5	30
Pa Sn	Parahebe 'Snowcap'	Parahebe	0.6m	PB5	23
Ph Em	Phormium 'Emerald Gem'	Flax	0.8m	PB5	4
Ph Ja	Phormium 'Jack Spratt'	Flax	0.5m	PB5	14
Vi d	Viburnum Davidii	Viburnum	0.8m - 1m (hedge)	PB5	22

Pricing schedule

UNIT	BEDROOM	BATHROOM	TOILET	GARAGE	FLOOR AREA	OUTDOOR AREA	PRICE
1	3	2	2	1	127.22m ²	47.47m ²	\$719,000
2	3	2	2	1	127.22m ²	25.58m ²	\$699,000
3	3	2	2	1	127.22m ²	25.58m ²	\$699,000
4	3	2	2	1	127.22m ²	25.58m ²	\$699,000
5	3	2	2	1	125.74m ²	44.42m ²	\$719,000



Design

INTERIOR

Our Lonsdale Street development has a stylish contemporary look appealing to a range of buyers.

Modern, functional kitchens with an abundance of storage and breakfast bar seating, make for an entertainers delight. Generous open plan living spaces open up to your own private courtyard. A handy study spot enables a work from home option or teenage study area.

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

All bedrooms have ample storage with inbuilt wardrobes.

Bedroom and Living



Design

EXTERIOR

A modern timeless aesthetic has been chosen for the exterior – combining quality materials of Rockcote, James Hardie Vertical oblique linear weatherboard and Earthern Radiata these eye-catching townhouses will certainly stand the test of time. 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 has been designed to maximise space and allows for an ample sized kitchen island – perfect for entertaining. Quality engineered stone benchtops complete our easy flow kitchens. Warm white and a coastal elm warm toned wood cabinetry give a timeless design aesthetic.

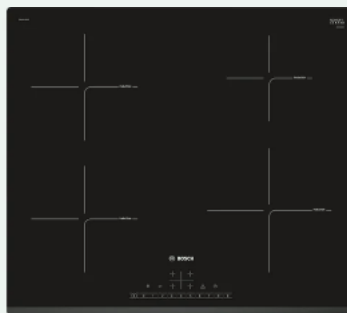
We use quality BOSCH appliances in all of our kitchens to add to the functionality and ease of townhouse living. BOSCH appliances are reliable and stand the test of time.



Kitchen palette



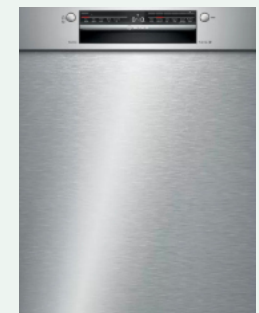
Kitchen



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.

Warm oak laminate flooring and an oak finish vanity 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

EXTERIOR

- Vertical timber shiplape cladding with AAC in Resene Eighth Fossil
- Window and door joinery — Double glazed powder coated Aluminum — Flaxpod
- Roof Aluminium — (Flaxpod)
- Fascia — Coloursteel (Flaxpod)
- Guttering — Coloursteel (Flaxpod)
- Downpipes — Coloursteel (Flaxpod)
- Flashing Coloursteel — (Flaxpod)

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 Haast Half
- All bedroom walls — Dulux Narrow Neck Quarter

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 Warm White and Coastal Elm 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, 124 Lonsdale Street, CHRISTCHURCH

Monday, 26th of June 2023

Rent Wise Property Management thanks you for engaging us to conduct a rental appraisal on the units at 124 Lonsdale 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 per week

Property Description

Newly built, three-bedroom units, with a study. All units come with the most up to date appliances throughout that a new build offers. Three great size bedrooms, all with wardrobes. Open plan kitchen overlooking the dining, Heat Pump for comfort. Single car garaging which is a bonus

Comparable Rental Properties

132 Seaview Road \$670.00

213 Estuary Road \$690.00

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



89 Rose Street
Cashmere, 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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