



ChelvertonHomes



133 Blighs Road

STROWAN, CHRISTCHURCH

3 BEDROOMS

2-2.5 BATHROOMS

SINGLE-CAR GARAGE

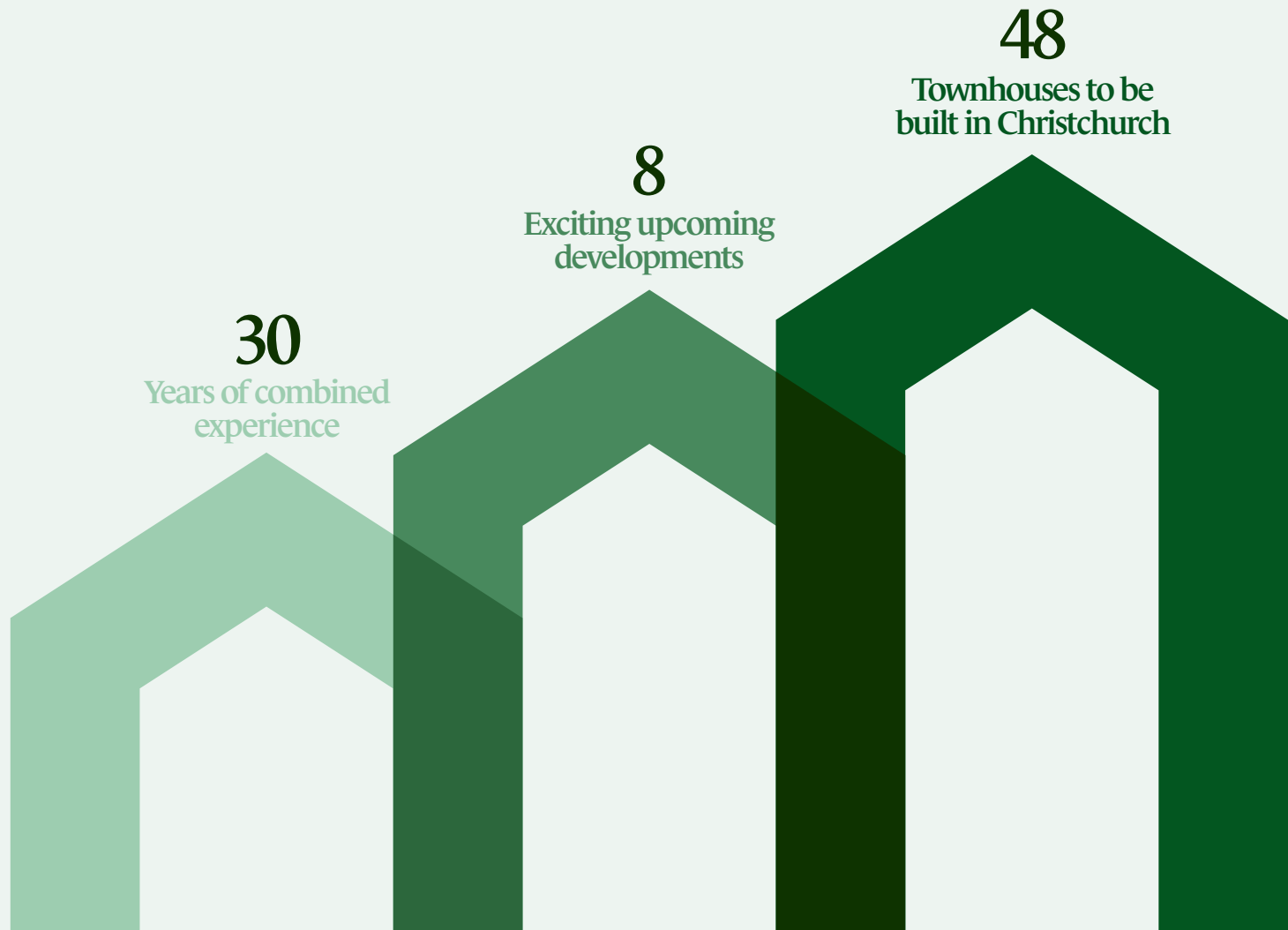
The Chelverton way

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

133 BLIGHS ROAD

In the sought-after suburb of Strowan, 5 modern and contemporary townhouses are available for their new owners. Superbly located between Northlands and Merivale Mall and with the added benefit of being in the sought-after Girls' High/ Boys' High zone.

Each townhouse has been designed with the buyer in mind with generous open-plan living and private courtyards. A complete package each with 3 double bedrooms, 2 bathrooms, single car garaging and neutral decor and quality fittings throughout.

3 BEDROOMS

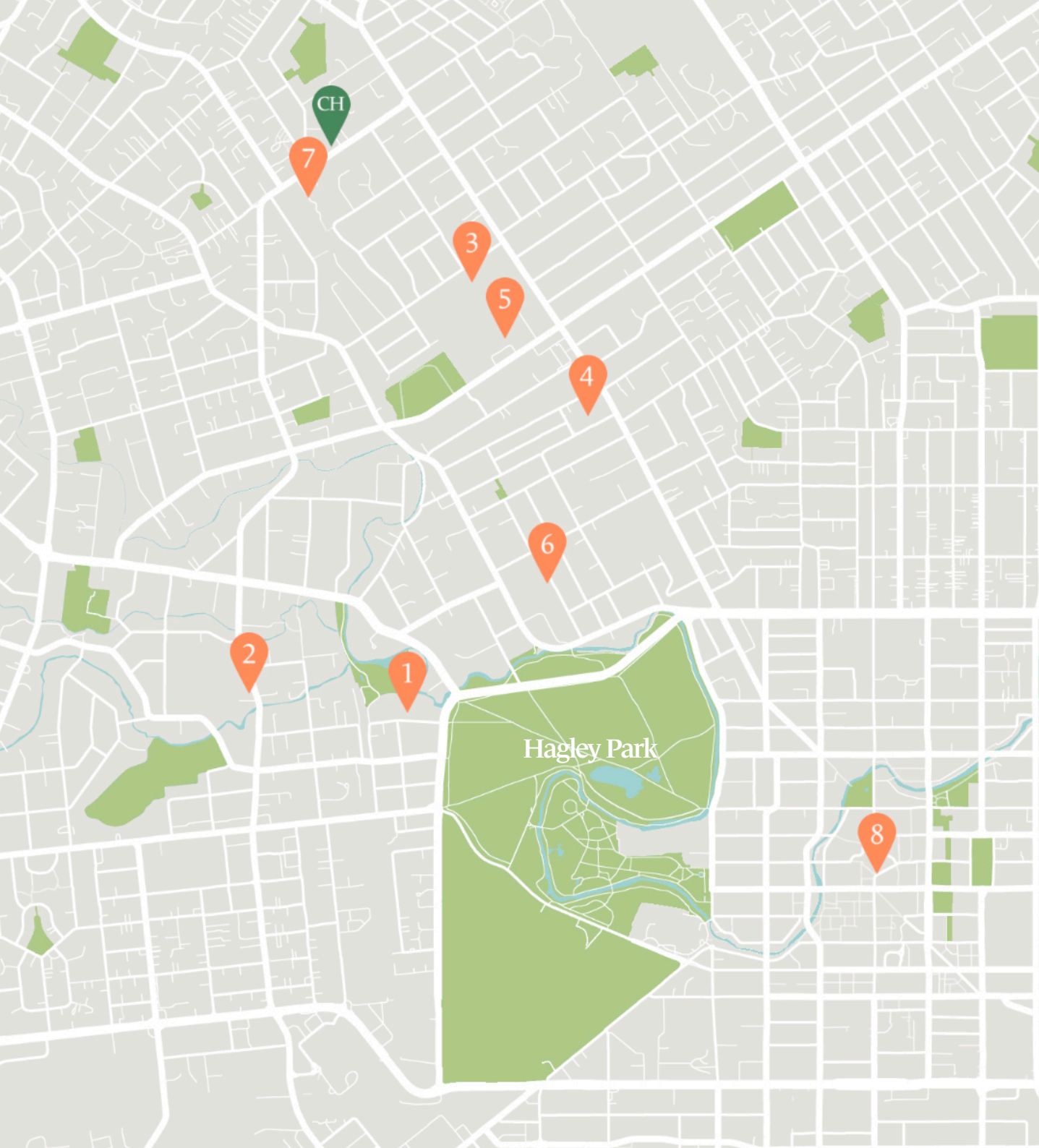
2-2.5 BATHROOMS

SINGLE-CAR GARAGE

133-156m²

Exterior





Your neighbourhood

LOCATION

1. CHRISTCHURCH GIRLS' HIGH* — 3.5KM
2. CHRISTCHURCH BOYS' HIGH* — 2.7KM
3. ST ANDREWS COLLEGE** — 1KM
4. MERIVALE MALL — 2KM
5. HEATON INTERMEDIATE* — 2KM
6. RANGI RURU GIRLS' SCHOOL** — 2.9KM
7. WAIMARI SCHOOL* — 350M
8. CHRISTCHURCH CBD — 5KM

*In Zone for School

** Private

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.

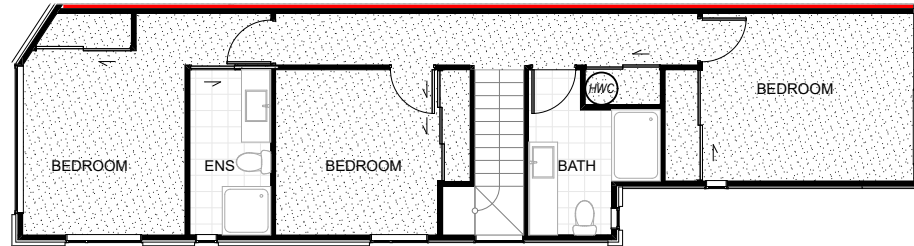
- If anything were to happen during your build, your Guarantee covers you so that your new home is finished to the highest standard.
- It adds value to your property.
- It's fully transferable if you decide to sell.
- It helps finance your build, as most banks require it.
- It costs less than 1% of the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



Unit 1

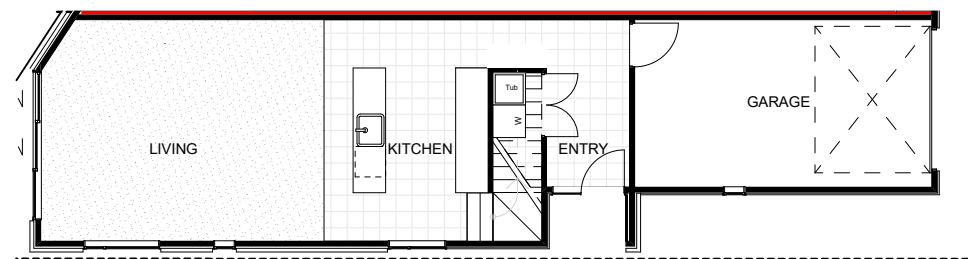
FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GARAGE



FIRST FLOOR PLAN

1:100



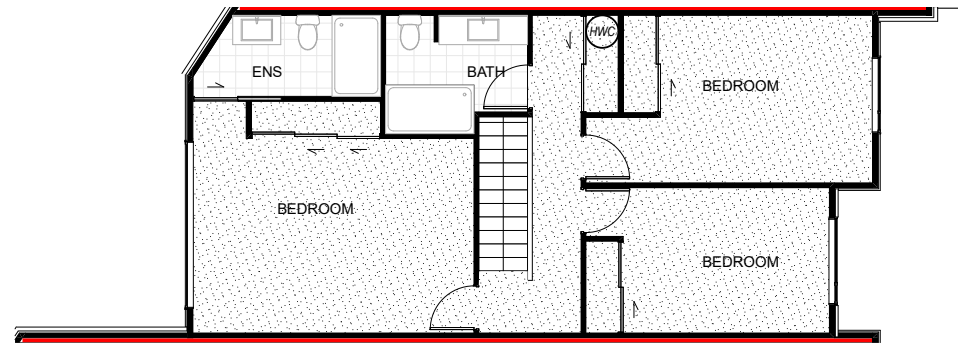
GROUND FLOOR PLAN

1:100

Unit 2

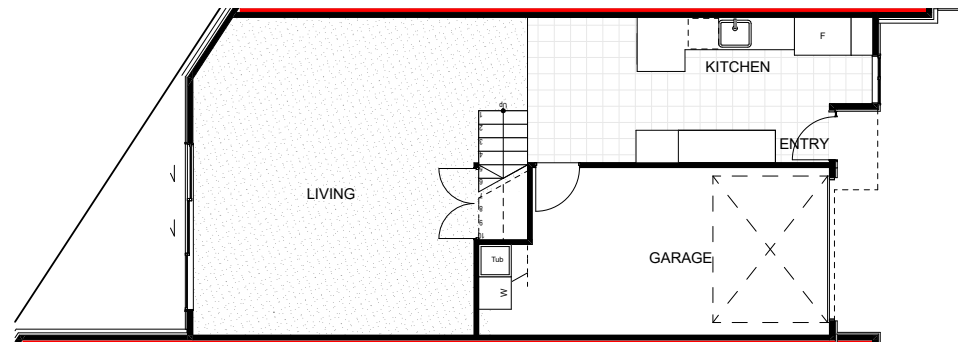
FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GARAGE



FIRST FLOOR PLAN

1:100



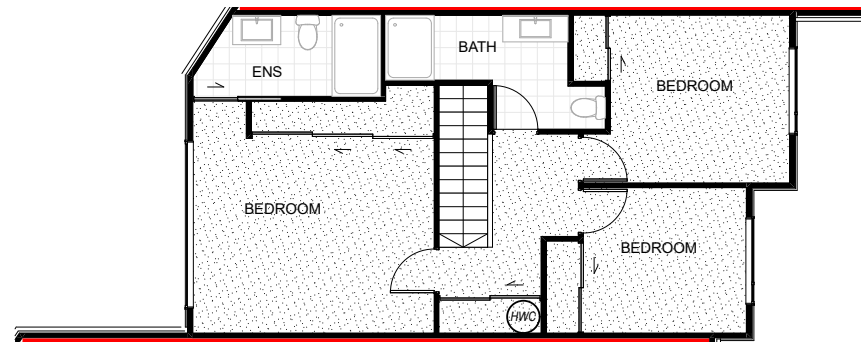
GROUND FLOOR PLAN

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Unit 3

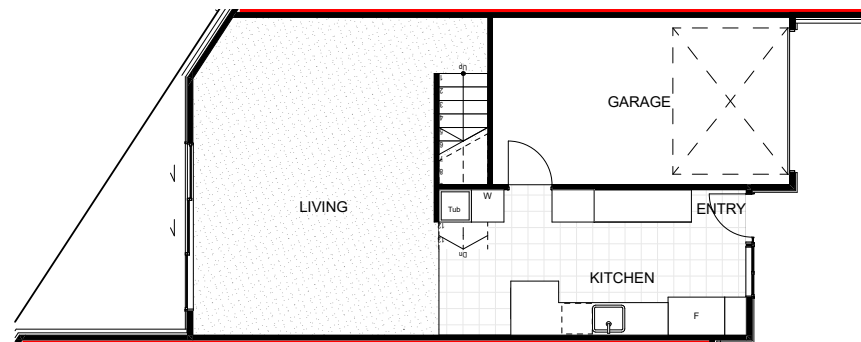
FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GARAGE



FIRST FLOOR PLAN

1:100



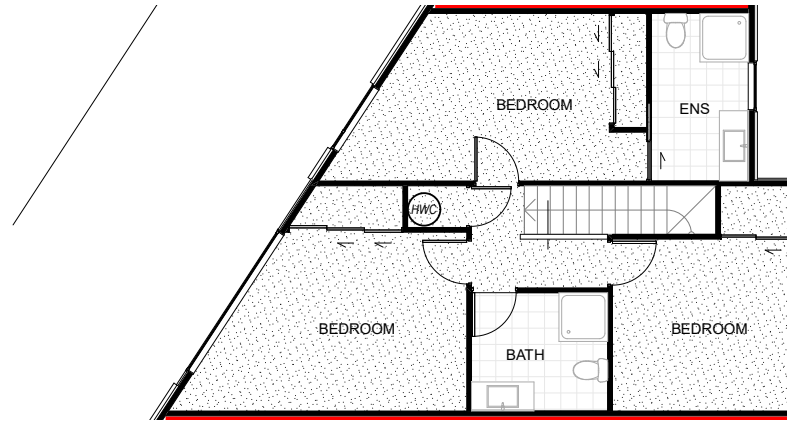
GROUND FLOOR PLAN

1:100

Unit 4

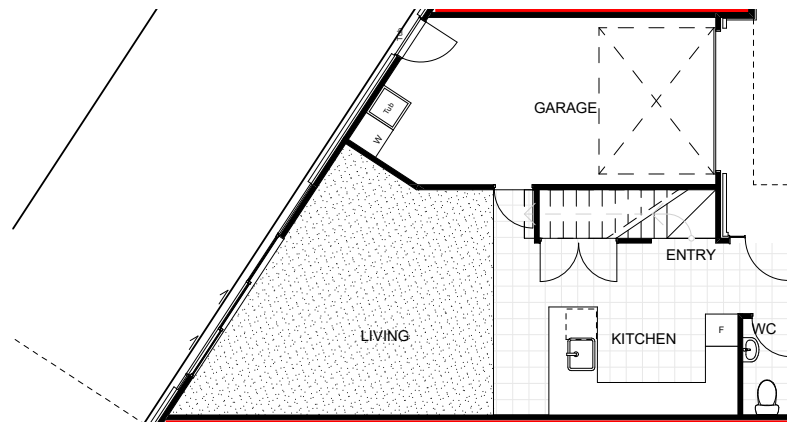
FLOOR PLANS

- 3 BEDROOM
- 2.5 BATHROOMS
- GARAGE



FIRST FLOOR PLAN

1:100



GROUND FLOOR PLAN

1:100

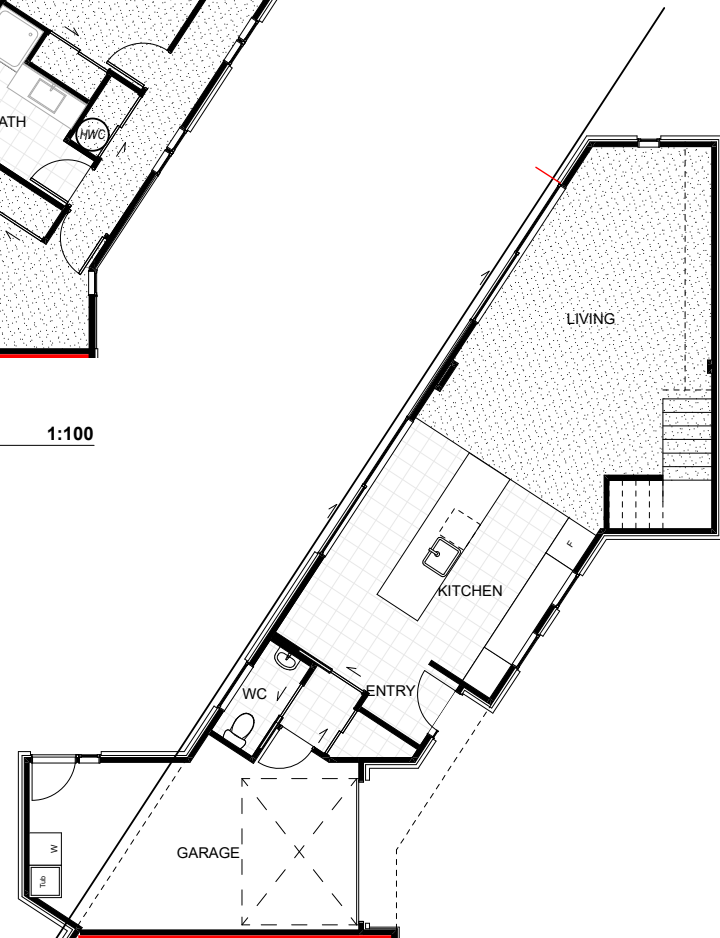
Unit 5

FLOOR PLANS

- 3 BEDROOM
- 2.5 BATHROOMS
- GARAGE



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

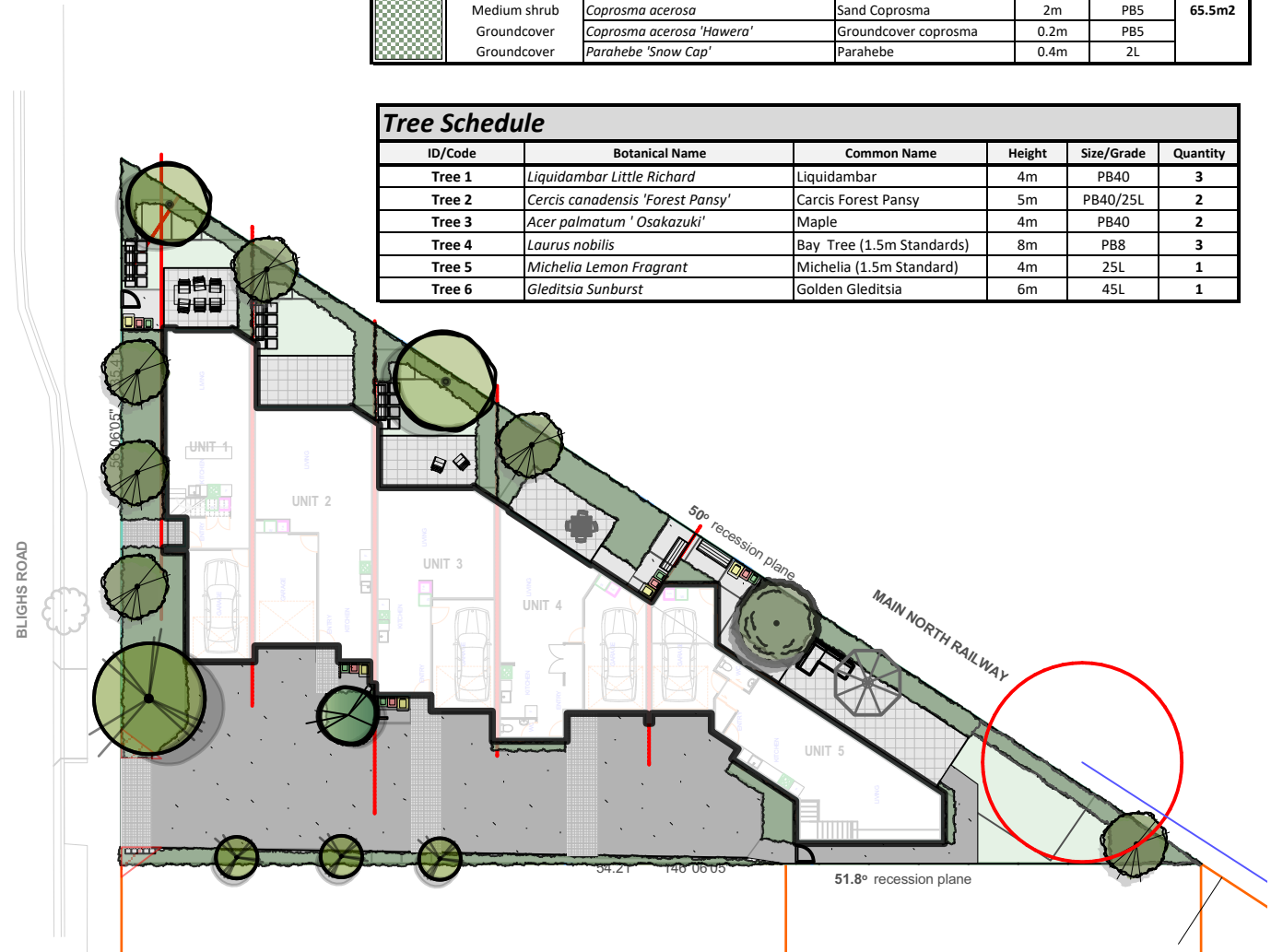
Your private oasis

LANDSCAPE PLAN

- PLANTING & TREE SCHEDULE
- PAVED PATIO
- UTILITIES AREA
- LAWN

Plant Schedule						
Plant ID	Plant Type	Botanical Name	Common Name	Height	Size/Grade	Qty (approx)
MIX 1	Hedge @ 1500mm	<i>Griselinia littoralis</i>	Broadleaf/ Kapuka	5m	10L	42.4m ²
	Medium shrub	<i>Nandina domestica</i> 'Lemon and Lime'	Heavenly Bamboo	1m	2L	
	Medium shrub	<i>Hebe</i> 'Emerald Gem'	Hebe	0.5m	1L	
	Small shrub	<i>Leptinella</i> 'Platts Black'	Brass Buttons	0.1m	1L	
MIX 2	Hedge @ 1500mm	<i>Viburnum tinus</i> 'Eve Price'	Virburnum	1.5m	2.5L	46.9m ²
	Medium shrub	<i>Pittosporum</i> 'Golf Ball' Green	Dwarf Pittosporum	1m	2.5L	
	Small shrub	<i>Dianella nigra</i>	Turutu	0.5m	PB3	
	Medium shrub	<i>Hebe</i> 'Pretty n Pink'	Pink Flowering Hebe	1m	2.5L	
MIX 3	Groundcover	<i>Libertia ixiodes</i>	NZ Iris	0.3m	2.5L	21m ²
	Groundcover	<i>Pachysandra terminalis</i>	Japanese Spurge	0.5	1L	
	Groundcover	<i>Liriope muscari</i> 'Munroe White'	White Liriope	0.2m	2L	
MIX 4	Medium shrub	<i>Phormium cookianum</i> 'Dark Delight'	Flax	1m	PB5	65.5m ²
	Medium shrub	<i>Phormium cookianum</i> 'Emerald Green'	Dwarf Flax	0.8m	PB5	
	Medium shrub	<i>Coprosma acerosa</i>	Sand Coprosma	2m	PB5	
	Groundcover	<i>Coprosma acerosa</i> 'Hawera'	Groundcover coprosma	0.2m	PB5	
	Groundcover	<i>Parahebe</i> 'Snow Cap'	Parahebe	0.4m	2L	

Tree Schedule					
ID/Code	Botanical Name	Common Name	Height	Size/Grade	Quantity
Tree 1	<i>Liquidambar</i> Little Richard	Liquidambar	4m	PB40	3
Tree 2	<i>Cercis canadensis</i> 'Forest Pansy'	Carcis Forest Pansy	5m	PB40/25L	2
Tree 3	<i>Acer palmatum</i> 'Osakazuki'	Maple	4m	PB40	2
Tree 4	<i>Laurus nobilis</i>	Bay Tree (1.5m Standards)	8m	PB8	3
Tree 5	<i>Michelia</i> Lemon Fragrant	Michelia (1.5m Standard)	4m	25L	1
Tree 6	<i>Gleditsia</i> Sunburst	Golden Gleditsia	6m	45L	1



Pricing schedule

UNIT	BEDROOM	BATHROOM	TOILET	GARAGE	FLOOR AREA	OUTDOOR AREA	PRICE
1	3	2	2	1	114.44m ²	30m ²	\$859,000
2	3	2	2	1	137.49m ²	30m ²	\$879,000
3	3	2	2	1	118.33m ²	30m ²	\$879,000
4	3	2	3	1	114.05m ²	32m ²	\$899,000
5	3	2	3	1	135.02m ²	81m ²	\$929,000



Design

INTERIOR

Our Blighs Road development has a boutique feel with very individual designs and layouts.

Modern, functional kitchens with generous open-plan living spaces open up to a private courtyard. Each townhouse offers 3 double bedrooms, all with ensuites and single-car garaging.

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

Each townhouse contains a main bathroom plus ensuite to allow for various living arrangements.

All bedrooms have ample storage with inbuilt wardrobes.

Bedroom and Living



Design

EXTERIOR

A classic and contemporary monochrome design with quality materials including low-maintenance colour steel and brick. Each townhouse has its own unique landscape plan including paved patio and street frontage planting.

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

We design townhouses that have eye catching designs and suit the surrounding environment.



Exterior



Design

COURTYARD

Each townhouse has its own private courtyard that flows on from the open plan lounge sliders. Neutral toned pavers and lawn make it a use-able space straight from the handover of the keys.

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

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

Exterior



Design

KITCHEN



Each kitchen is individually designed to suit the space and maximise storage and flow. Quality engineered stone benchtops complete our entertainers kitchens.

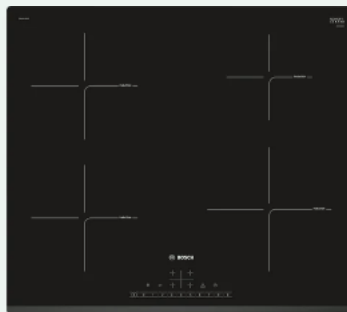
We use quality BOSCH appliances in all of our Kitchens to add to the functionality and ease of townhouse living. BOSCH appliances are reliable and stand the test of time.



Kitchen



Kitchen palette



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.

- HEATED TOWEL RAIL
- TILED GLASS SHOWER
- FREESTANDING CABINET
- TILED FLOOR
- UNDERFLOOR HEATING



Building specifications

CONSTRUCTION

- Framing — 90x45 H1.2 SG8
- Wall Insulation — R 2.8 Pink Batts
- Roof Insulation — R3.6 Wall Insulation

EXTERIOR

- Brick cladding — The Brickery - Crevole
- Exterior Rockcote — Rockcote Integra Panel in Quarter Blanc (TBC)
- Exterior Snaplock Tray Cladding (Flaxpod)
- Window and door joinery — Double glazed powder coated Aluminium (Nebulite)
- Roof Aluminium - Profile Kahu (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 — Misco 16mm White Gloss Moisture Resistant MDF and 18mm Colour MDF
- All ceilings and woodwork - Dulux Okarito
- All walls unless specified - Dulux Cardrona
- All bedroom walls - Dulux Opononi Quarter

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 (Habit Cement Grigio Lappato Antislip Style)
- Flooring Bathrooms- Tiles 600x600mm (Terrazzo Gris Square Antislip Style)
- Window coverings living — Neural roller blinds
- 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 6kw Wall Mount Heat Pump
- Front Door Schlage Electronic Digital Lock

EXTERNAL WORKS

- Landscaping Decks - Hardwood decking
- Planting as per landscape design

KITCHEN

- Oven - Bosch HBF113BROA 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 - 20mm engineered stone
- Cutlery drawers with inserts
- Soft close Kitchen Cabinetry - Misco 16mm White Gloss Moisture Resistant MDF and 18mm Colour - Lower cabinets Melteca Baikal naturale & Upper cabinets Bestwood Southern Oak
- Lighting - Clemine 1800 Led Pendant White

BATHROOM

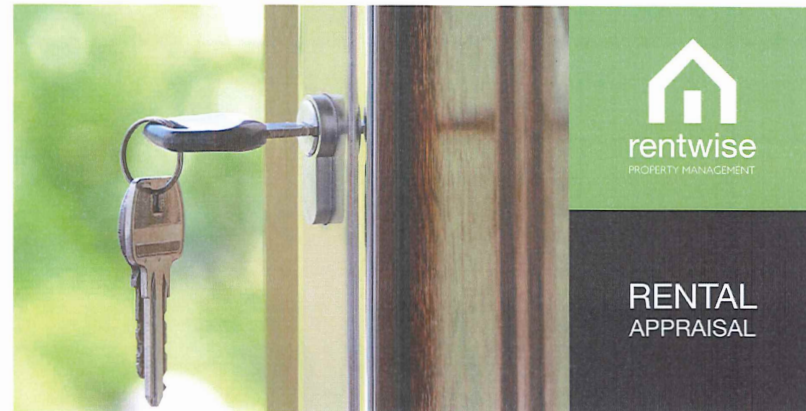
- Bathroom Tiles - 600x600 mm Terrazzo Gris Antislip Style
- Shower Walls Tiles - 600x600mm Habit Cement Bianco Antislip Style
- Shower Glazing - Winstones
- Toilet
- Vanity - Freestanding Classic Oak
- Mirror
- Heated Towel Rail - Brushed Nickel
- Underfloor Heating

*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, 133 Bligh's Road, CHRISTCHURCH

Wednesday, 28th of August 2024

Rent Wise Property Management thanks you for engaging us to conduct a rental appraisal on the units at 133 Bligh's Road. 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 \$750.00 per week per unit for the units 1-3, and for units 4-5 \$760.00 per week per unit.

Current Market Rental Value

Units 1 - 3, 133 Bligh's Road - \$750.00
Units 4 - 5, 133 Bligh's Road - \$760.00

Property Description

These brand newly build units feature three, great size bedrooms, all with wardrobes. Well-appointed, modern bathrooms, Open plan kitchen to overlook the living. Heat pump for comfort. All appliances and fixtures are off great quality.

Comparable Rental Properties

23 a Chapter Street \$750.00
7/167 Cranford Street \$745.00

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

8 townhouses available



Coming Soon

2 & 6 Mersey Street
St Albans, Christchurch
6 townhouses available

Coming Soon

11 Humboldt Street
Sydenham, Christchurch
5 townhouses available

Coming Soon

89 Rose Street
Cashmere, Christchurch
3 townhouses available

Enquire now

chelvertonhomes.co.nz
See next page for details.

Want to know more?

GET IN TOUCH



Ben Larritt

Sales Consultant

021 613 069

ben@mwdevelopments.co.nz

chelvertonhomes.co.nz

