



CANTERBURY

39 Woodville Street, Edgeware,  
Christchurch

**equiti**

Licensed under the REAA 2008



Completed development at Milton Street, Christchurch

# What’s inside?

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NZ's No. 1  
Multi Unit &  
Townhouse  
Builder

NZ's No. 8  
Residential  
Builder

## Welcome to Wolfbrook Residential

Wolfbrook Residential is one of New Zealand's largest residential property developers with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, and therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 900 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.



“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,  
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,  
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,  
Christchurch

“

The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,  
Christchurch



All images are artist's impression only



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## The Development

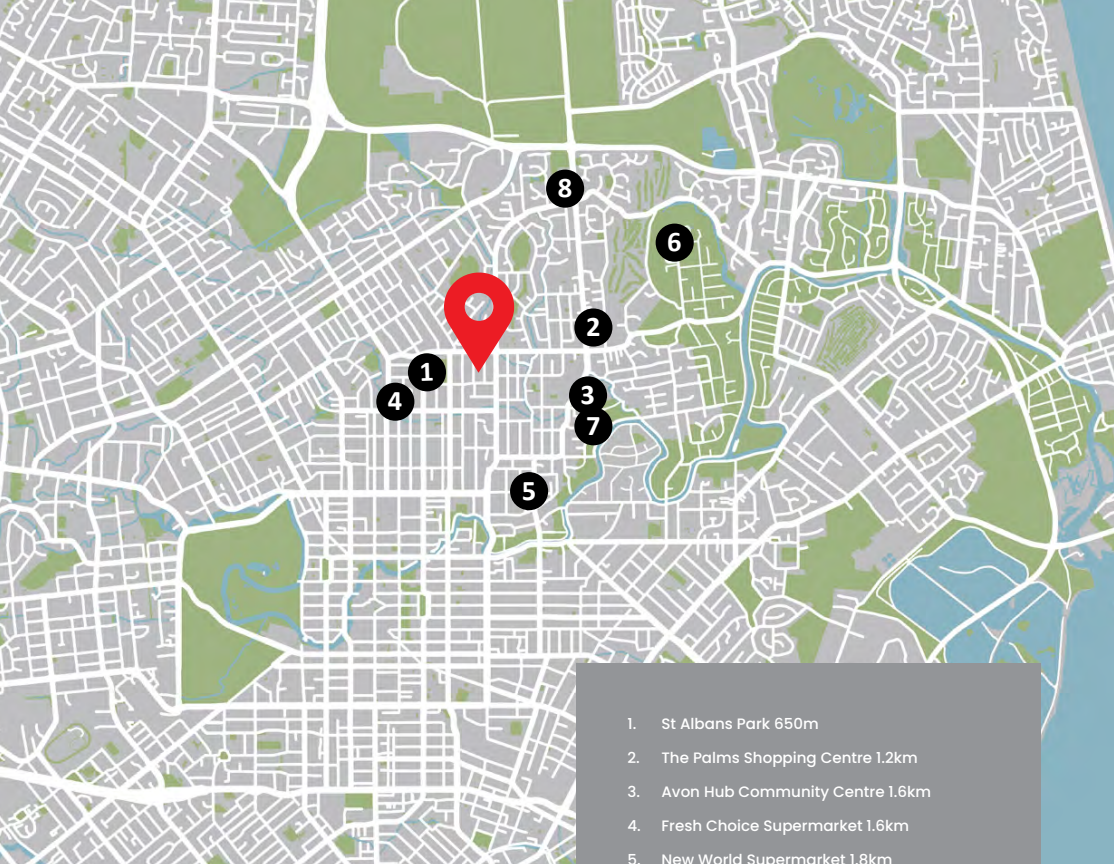
Welcome to 39 Woodville Street, Edgware - a boutique development of four architecturally designed townhouses in Christchurch. Each home offers the choice of two or three bedrooms, complemented by two bathrooms for added convenience.

The large, thoughtfully designed kitchens feature Samsung appliances, generous countertop space, and sleek modern finishes. Open-plan living and dining areas provide a spacious, functional layout, perfect for everyday living and entertaining.

Built with high-quality materials, these homes are designed to maximise warmth in winter and stay cool

in summer, providing year-round comfort. The versatile layout suits families, professionals, and anyone seeking a low-maintenance lifestyle.

Each townhouse includes an internal access garage for secure parking and convenience, while the fully fenced backyard provides a private outdoor space ideal for relaxation.



## Amenities



1. St Albans Park 650m
2. The Palms Shopping Centre 1.2km
3. Avon Hub Community Centre 1.6km
4. Fresh Choice Supermarket 1.6km
5. New World Supermarket 1.8km
6. Christchurch Golf Club 1.9km
7. Shirley Tennis Club 2.2km
8. Bunnings Warehouse Shirley 2.3km

## Location What's Nearby?

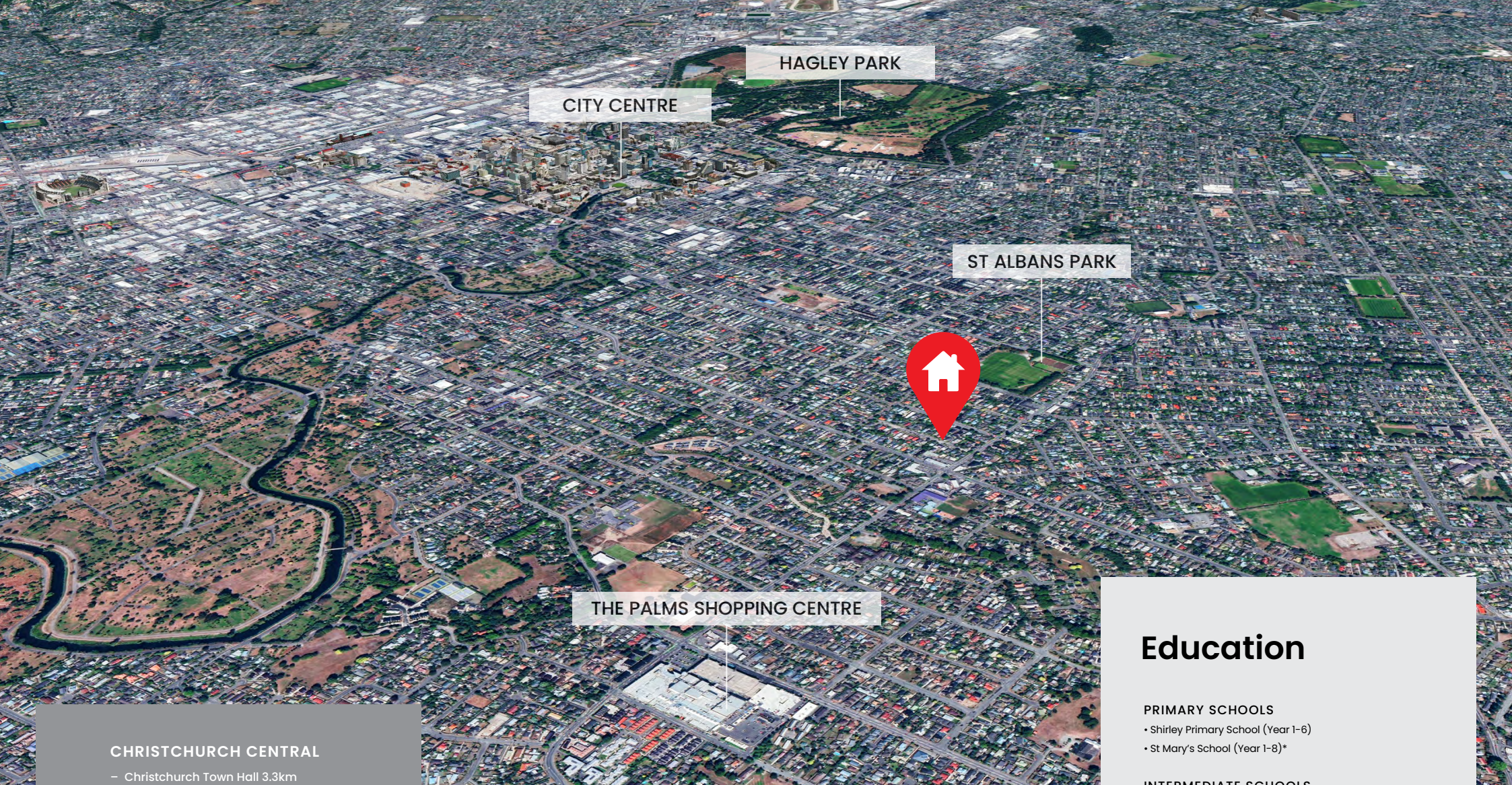
Situated at 39 Woodville Street in Edgware, this development offers a prime location with easy access to essential amenities. Just a 5-minute drive away Edgware Village provides a variety of shops, including a FreshChoice supermarket, local cafes, and everyday services. For more extensive shopping, The Palms Shopping Centre is only a 7-minute drive, offering a range of retail stores, dining options, and entertainment.

Dining options are abundant, with popular spots like Tutto Bene and Meshino Cafe just a 5-minute drive away, making it easy to enjoy a meal out without straying far from home.

For families, the area is zoned for Shirley Primary School, which is a short 7-minute walk away, and Shirley Intermediate, just a 5-minute drive. The multiple high school options include Mairehau High School, and Hagley College, both within a 15-minute drive.

Additionally, the Christchurch CBD is less than 10 minutes by car, providing quick and convenient access to the city's work, dining, shopping, and entertainment hubs. With the famous Hagley Park nearby, you'll also have easy access to one of Christchurch's most cherished green spaces for outdoor activities, exercise, and relaxation.





### CHRISTCHURCH CENTRAL

- Christchurch Town Hall 3.3km
- The Crossing 3.9km
- One New Zealand Stadium 4.1km
- Pak'nSave Supermarket Moorhouse 4.5km
- Christchurch Botanic Gardens 4.5km
- Hagley Park 4.8km
- Christchurch Hospital 6.4km

## Education

### PRIMARY SCHOOLS

- Shirley Primary School (Year 1-6)
- St Mary's School (Year 1-8)\*

### INTERMEDIATE SCHOOLS

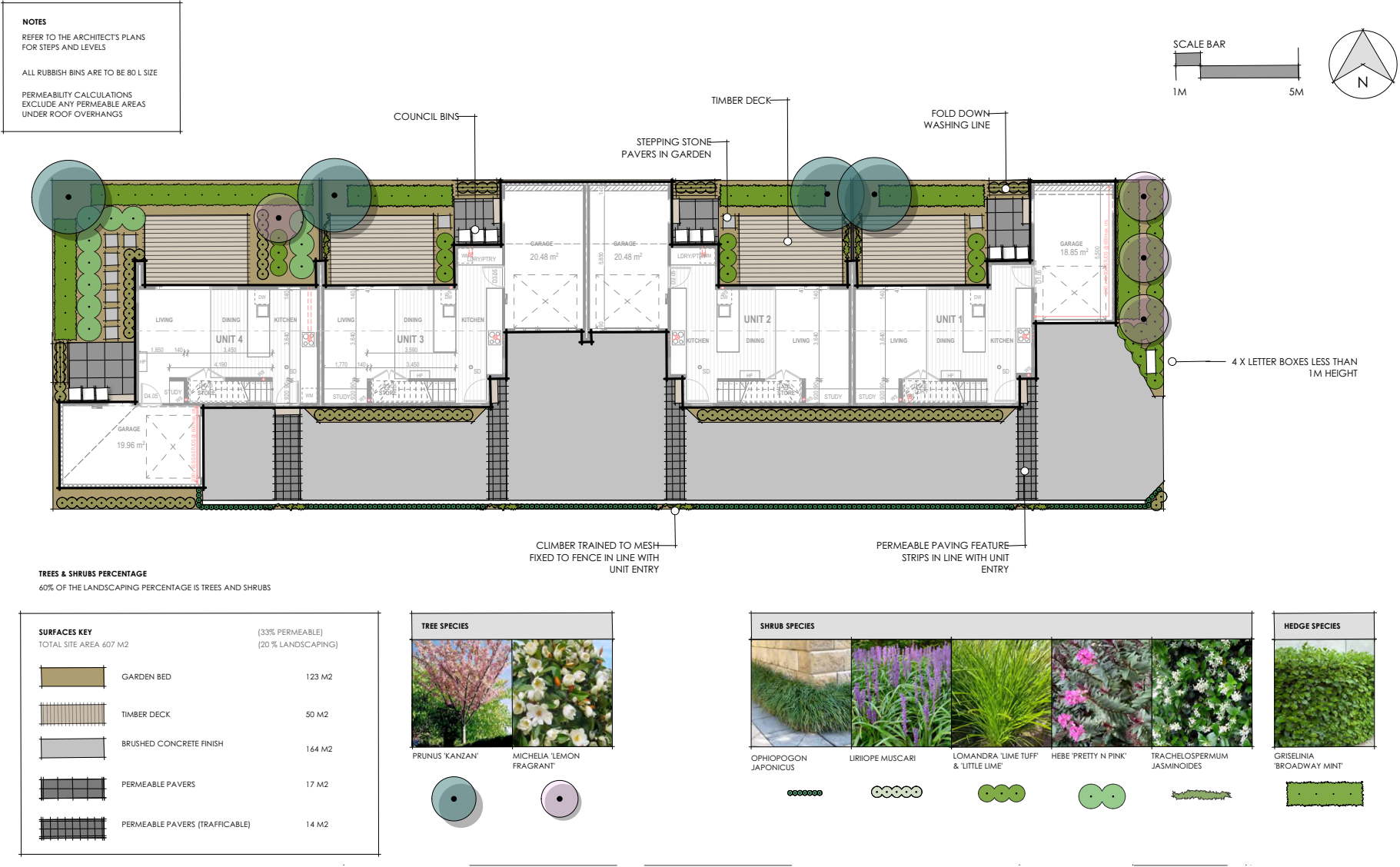
- Shirley Intermediate (Year 7-8)

### HIGH SCHOOLS

- Mairehau High School (Year 9-15)
- Hagley College (Year 9-15)
- Marian College (Year 9-15)\*
- St Bede's College (Year 9-15)\*

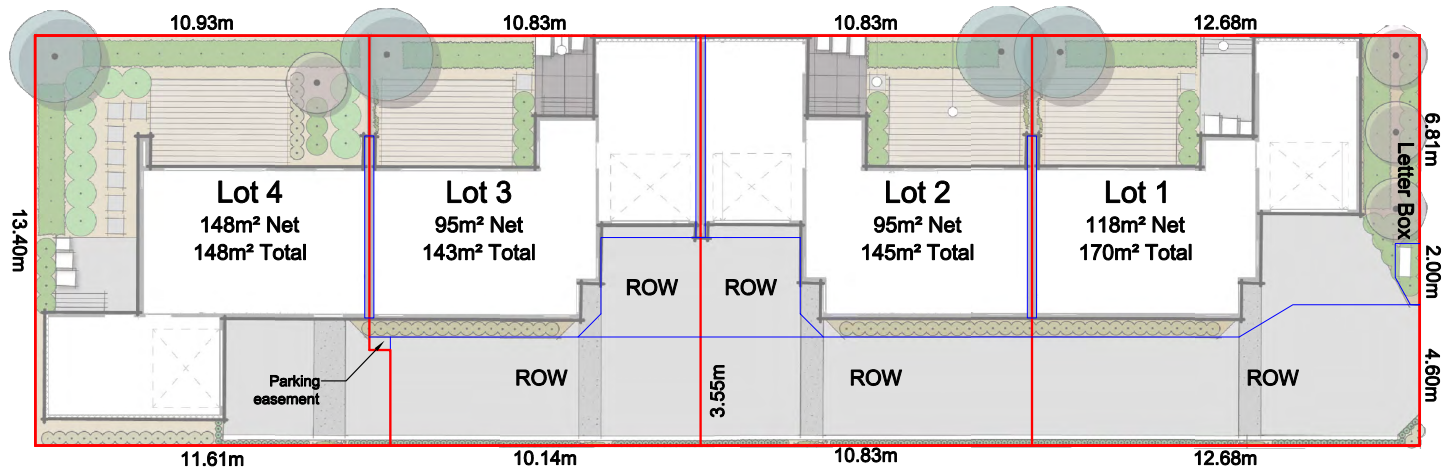
\* By admission only

# Landscape Plan



# Subdivision Plan

## Freehold Titles



#39 Woodville St

**Note:**

- 1) Areas and dimensions are subject to final survey and deposit of plans.
- 2) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
- 3) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 4) This plan is subject to the granting of subdivision and/or land use resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

**Relevant Consents:**

TBC - Land use consent

TBC- Building consent

**District Plan:**

Land use Zone:

Residential Suburban Density Transition Zone

Planning Map: 31

**Natural Hazards:**

Flood Management Area

Liquefaction Management Area (LMA)

**Easement Notes:**

Enable easements in gross to be added.  
ROW = Right of way and services easements.  
Party Wall easements to be created between all adjoining units.  
Service easements to be created as required and to be finalised at s223 stage.

**4x Lot Fee Simple Subdivision**  
**Conversion from Multi-Unit Residential Complex**

**Concept Plan for Marketing**  
**Purposes Only**



# Townhouse Details

| Unit | Bedrooms | Bathroom | Garage | Unit Size<br>m <sup>2</sup> | Land Size<br>m <sup>2</sup> | Price     |
|------|----------|----------|--------|-----------------------------|-----------------------------|-----------|
| 1    | 2        | 2        | 1      | 97.74                       | 170                         | \$719,000 |
| 2    | 3        | 2        | 1      | 116.52                      | 145                         | \$819,000 |
| 3    | 3        | 2        | 1      | 116.52                      | 143                         | \$819,000 |
| 4    | 2        | 2        | 1      | 96.14                       | 148                         | \$729,000 |

# Rental Appraisal



Tuesday, 28 January 2025

Thank you for the opportunity to appraise the four townhouses at 39 Woodville Street, Edgware, Christchurch.

- Lot 1 (Street Facing) consists of 2 bedrooms, 2 bathrooms and an internal access garage. I have appraised the weekly rent for this unit at \$550.00 per week in this current market.
- Lots 2 & 3 consist of 3 bedrooms, 2 bathrooms and an internal access garage. I have appraised the weekly rent for these units at \$610.00 per week in this current market.
- Lot 4 (Back unit) consists of 2 bedrooms, 2 bathrooms and an internal access garage. I have appraised the weekly rent for this unit at \$560.00 per week in this current market.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

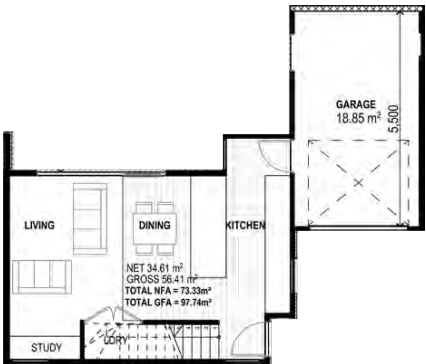
Hayley Reid | General Manager

Wolfbrook Property Management

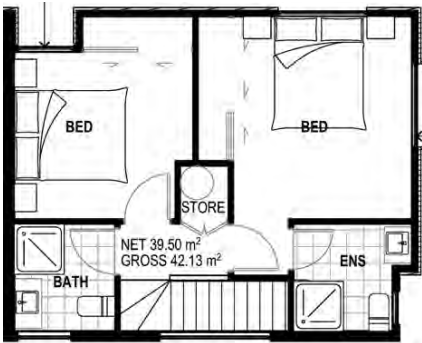
*This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.*

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz Unit 4, 25 Churchill Street, Christchurch 8013 wolfbrookpm.co.nz

# Floor Plans & Design



GROUND FLOOR



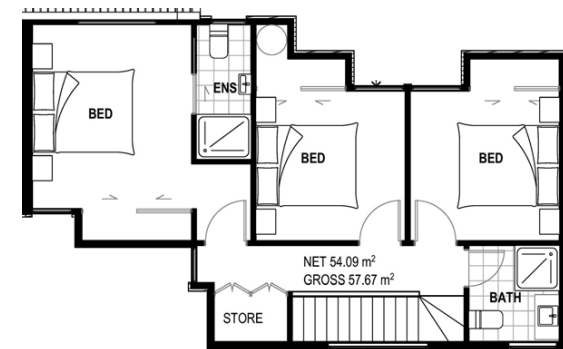
FIRST FLOOR



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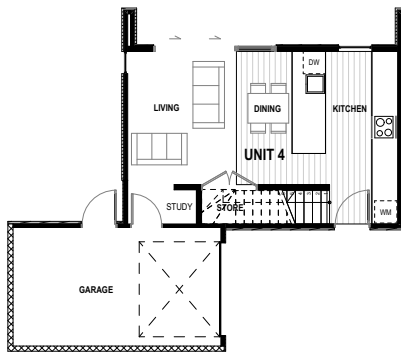
GROUND FLOOR



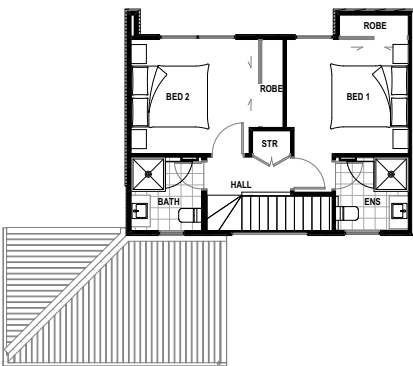
FIRST FLOOR

# Floor Plans & Design

Unit 4



GROUND FLOOR



FIRST FLOOR

# Interior & Exterior Finishes

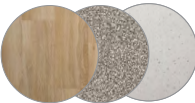
## Exterior Finishes

|                  |                             |
|------------------|-----------------------------|
| Roof             | Colorsteel Thunder Grey     |
| Gutter & Fascia  | Colorsteel Thunder Grey     |
| Window Joinery   | Colorsteel Sandstone Grey   |
| Cedar            | Dryden Wood Oil - Driftwood |
| Rockcote Plaster | Resene Double Black White   |
| Soffits          | Resene Double Black White   |
| Entrance Door    | Colorsteel Thunder Grey     |
| Garage Door      | Colorsteel Thunder Grey     |
| Window Shroud    | Colorsteel Thunder Grey     |



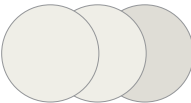
## Interior Finishes

|               |   |
|---------------|---|
| Hard Flooring | Godfrey Hirst - Grande Ultimo Vinyl - Lucca *       |
| Carpet        | Feltex Cable Bay - Stone with 11mm underlay *       |
| Tiles         | Reptiles - 600 x 600 Tiles in Pacific White Lappato |



## Colour Scheme

|                        |                     |
|------------------------|---------------------|
| Ceiling                | Resene Half Sea Fog |
| Trims, Doors & Windows | Resene Half Sea Fog |
| Walls                  | Resene Sea Fog      |



## Kitchen

|                    |  |
|--------------------|--|
| Benchtop           | Primestone - Calacatta Gold - Polished       |
| Cabinetry Colour 1 | Prime Panels - Prime White                   |
| Cabinetry Colour 2 | Melteca - Chalet Ash - Organic               |
| Handles            | Archant - Edge Straight - Inox Look          |
| Sink Mixer         | Robertson Ion Kitchen Mixer - Brushed Nickel |
| Appliances         | Samsung - Stainless Steel                    |
| Splashback         | Reptiles - Georgia - 100x100mm - White Gloss |



\*or similar



# Building Specifications

## Construction

|                   |                                 |
|-------------------|---------------------------------|
| Foundation        | Waffle Foundation Slab          |
| Framing           | 90mm SG8 Framing                |
| Intertenancy Wall | GIB Intertenancy Barrier System |
| Wall Insulation   | Pink Batts R2.6 *               |
| Roof Insulation   | Pink Batts R4.0 *               |

## Exterior

|                       |  |
|-----------------------|--|
| Roof                  | Coloursteel                            |
| Fascia and Gutter     | Coloursteel                            |
| Downpipes             | 80mm matched to roof colour            |
| Exterior Cladding     | Cedar & Rockcote Plaster               |
| Window & Door Joinery | Double glazed, powder coated aluminium |

## Internal

|                       |                                  |
|-----------------------|----------------------------------|
| Ceiling Heights       | 2.4m Throughout                  |
| Internal Doors        | Paint Smooth Finish Hollow Core  |
| Lining                | Painted GIB, Level 4 Plaster     |
| Wardrobe Joinery      | Pre-finished 16mm Whiteboard     |
| Water Heater          | 180L Electric Hot Water Cylinder |
| Lighting & Electrical | LED Recess Down Lights           |

## Bathroom

|                         |   |
|-------------------------|---|
| Shower                  | Atlantis – Botique 900x900mm – Easy Tile                          |
| Shower Glazing          | Frameless Glass   |
| Fittings                | Robertson Elementi Ion Fittings – Chrome                          |
| Toilet                  | Newtech – Casalink back to wall Toilet                            |
| Vanity (Main Bathrooms) | Newtech Brookfield Vanity – Planked Urban Oak – 750mm             |
| Vanity (Ensuites)       | Newtech Brookfield Junior Vanity – Planked Urban Oak – 500mm      |
| Mirror                  | Newtech Avon Wall Hung Mirror Cabinet – Planked Urban Oak – 750mm |
| Heated Towel Rail       | Evoke 7-Bar Heated Towel Rail – Chrome                            |
| Wall Heater             | Goldair Bathroom Heater – 2000w – Stainless                       |
| Tiled Splashback        | Reptiles – 100 x 100 – Georgia – White Gloss                      |

## External Works

|             |  |
|-------------|--|
| Driveway    | Concrete driveway & paths as per site plan                                 |
| Landscaping | Timber Deck – planted w/ a mixture of plants & trees as per landscape plan |

\* Or similar



## HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

# Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- LG Series 5 Front Loader Washer/Dryer Combo
- Samsung AIRISE WindFree™ Heatpump/Air Purifier
- Blinds – Blockout Roller Shades & Faux-Timber Venetians (Kitchen & Bathroom)
- Bike Storage (refer landscape plan)
- Digital Touch Pad – Schlage Artus – Satin Nickel
- Clothesline
- Boxdesign – Letter Box
- EV Charger – Supply and Install available for an additional fee.



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

## SAMSUNG



Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.

## Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



## SHOWER

Shower Base Tiles: Pacific White Lappato Tile

Shower Wall Tiles: Pacific White Lappato Tile

Splashback: Georgia Tile White Gloss

Glazing: Frameless Glass

## FLOOR

600 x 600 Tiles  
Pacific White Lappato Tile

All images are artist's impression only



Completed development at Raukawa St, Lower Hutt

## Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

### What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

### Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above, don't hesitate to reach out to our team to discuss.

# 2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee\* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word. \*T&C's apply please visit [www.wolfbrook.co.nz](http://www.wolfbrook.co.nz)



# Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design

and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



## Our Building Guarantees



**Home Completion Guarantee** Your payments to us are 100% secure, ensuring that you receive your new home.

**Total Price Guarantee** We guarantee the price we give you is the price you'll pay for your new home.

**1 Year Defects Warranty** If your new home isn't quite right we'll fix it.

**10 Year Structural Warranty** Your new home will stand the test of time.

# Purchasing a Wolfbrook Property

## STEP 1.

### Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

## STEP 2.

### Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

## STEP 3.

### Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

## STEP 4.

### Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

## STEP 5.

### Sit Back and Relax

Your new investment property is in good hands- professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.



# Completed Developments

WOLFBROOK HAVE COMPLETED OVER 600 PROPERTIES IN THE LAST 3 YEARS  
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



## LINCOLN ROAD

Addington, Christchurch  
60 Residential Units



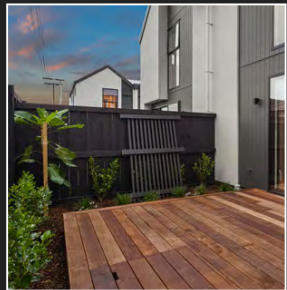
## ARMAGH STREET

Linwood, Christchurch  
10 Residential Units



## MILTON STREET

Somerfield, Christchurch  
6 Residential Units



## 17TH AVE

Tauranga  
7 Residential Units

# The 5 Step Purchase Process

1

## Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

## Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

## Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

## Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

## Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

# Meet The Team

## Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



**Hamish Cowan** | Founder and Director  
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



**Jordan Gosden** | Operations Manager  
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



**Suzanne Hill** | New Build Property Investment Specialist  
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





**equiti.co.nz**

[info@equiti.co.nz](mailto:info@equiti.co.nz)

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