



PROPERTY INFO PACK

369 CASHEL STREET

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL

369 CASHEL STREET

BEAUTIFUL DESIGN, PRIME LOCATION - PRICED TO SELL

FEATURES:



85-93m²



2



1.5



1



1

PROPERTY DETAILS:

Address: 369 Cashel Street

Legal Description: n/a

Property Type: Townhouse (5 units available)

Sale by: Fixed pricing

Close To: Inner City, Canterbury Multi-Use
Arena (tbc), Gyms, Bus Routes

PROPERTY DESCRIPTION:

Following the success of our recent projects in Christchurch, Vale is proud to present 369 Cashel Street, an architecturally-designed, boutique development of just five townhouses located on the Christchurch CBD fringe.

Beautiful Design Paired With Long-lasting Quality

These stunning homes offer superior contemporary living in an unbeatable location. Our signature bespoke design, leading-edge materials and quality construction raises this development above the rest, resulting in highly efficient, warm, dry, healthy and low-maintenance homes that make modern living a breeze.

Everything You Need On Your Doorstep

This highly enviable city fringe location, just 100m from Fitzgerald Avenue, places you right in the centre of the action. Cafés, restaurants, takeaways, fitness centres, specialty shops, the future Canterbury Multi-Use Arena and more are all within walking distance. Alternatively, take a short e-scooter or bike ride to the central Christchurch retail & entertainment precinct and the vast green expanse of Hagley Park.

The Homes

The boutique nature of this five-unit development means you'll enjoy peace and privacy while still having quick access to everything the Christchurch CBD has to offer. Each home comes with an attached garage, which is a rarity in townhouse developments in this location and offers added convenience for those who require vehicle transport and/or additional storage space.

Each home is intelligently designed to provide effortless living, with two bedrooms (with wardrobes) upstairs, along with a main bathroom. Downstairs, open-plan living flows out to private landscaped courtyard gardens, while an additional downstairs WC provides added convenience.

RENDERS





Artists impression only

Vale

369 Cashel Street

www.valeproperty.co.nz



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ADDITIONAL DOCUMENTS

369 CASHEL STREET

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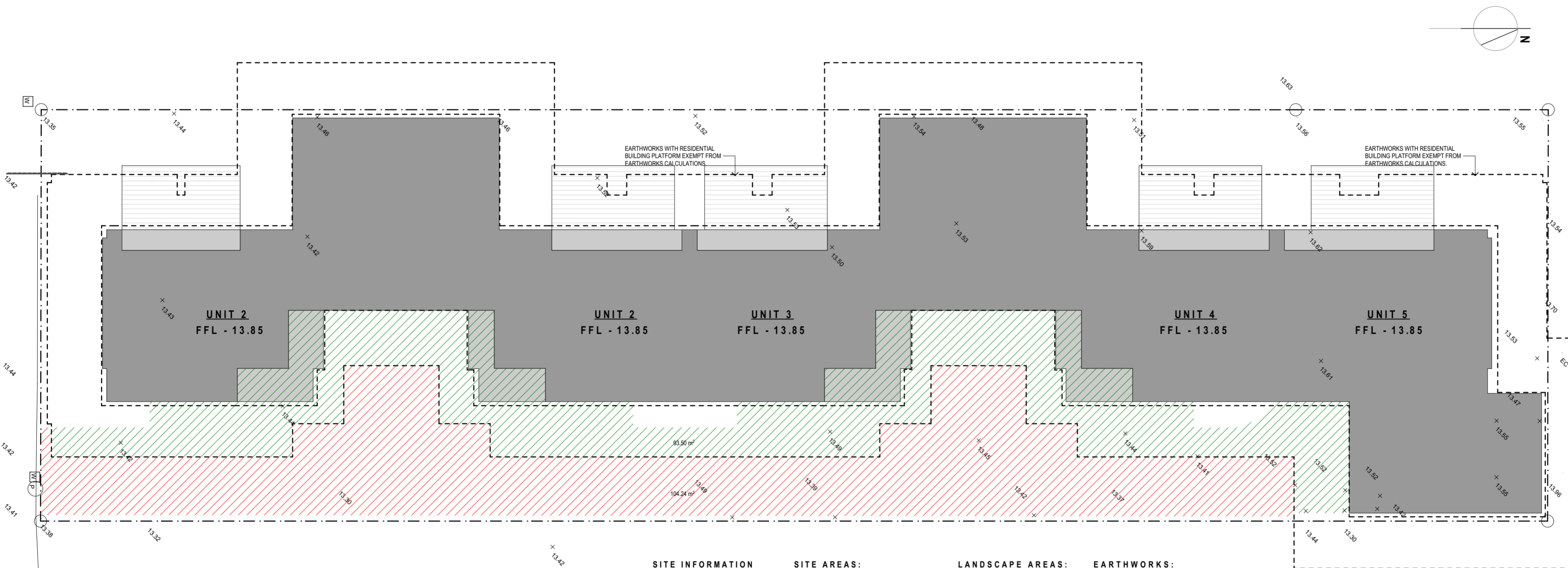
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 ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION.

Revisions



Project
 Multi Unit Development
 Address
 369 Cashel Street
 Drawing Name
 Site Plan.
 Drawing Sheet
 A0.2
 Revision
 H

SITE INFORMATION

LEGAL DESCRIPTION:
 LOT 3 DP 1963
 ADDRESS:
 369 Cashel Street



SITE AREAS:

SITE AREA:
 658.17m²
 BUILDING AREA: (OUTSIDE GUTTER)
 309.65m²
 SITE COVERAGE:
 47.05% (OUTSIDE GUTTER)
 BUILDING AREA: (OUTSIDE GUTTER & DECKS)
 348.55m²
 SITE COVERAGE:
 52.96% (OUTSIDE GUTTER & DECKS)

LANDSCAPE AREAS:

REFER LANDSCAPE PLAN

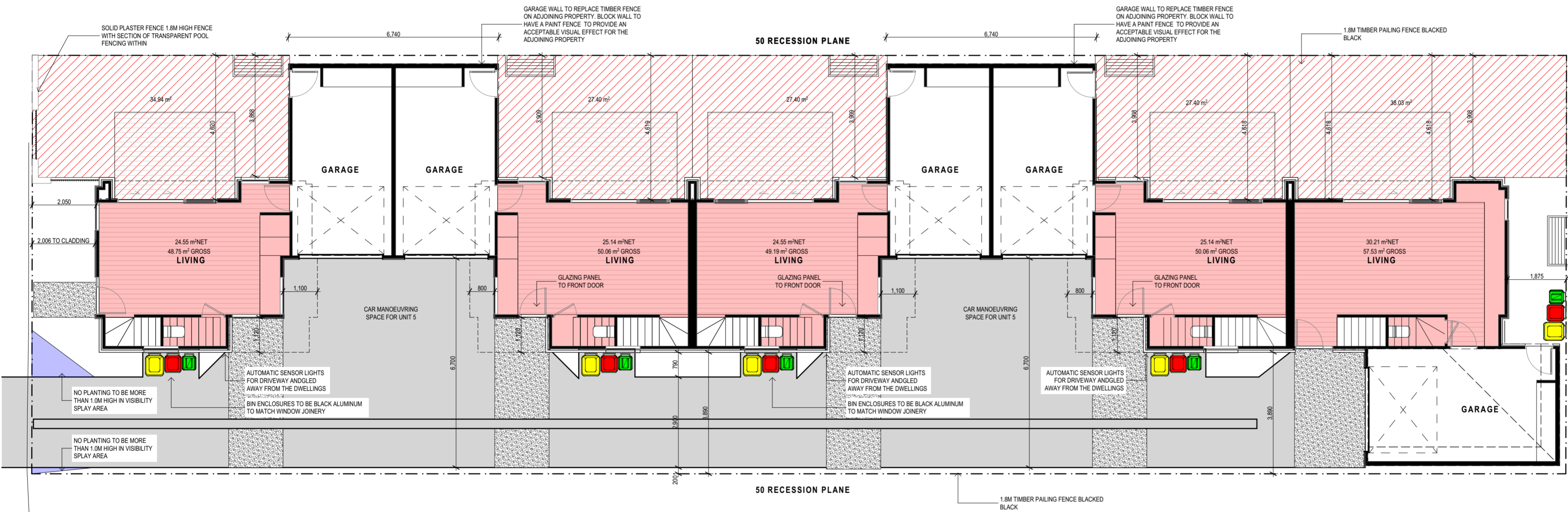
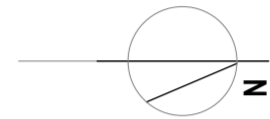
EARTHWORKS:

 **AREA OUTSIDE 1.8m BUILDING FOOTPRINT**
 ALLOWANCE FOR 200mm DIG OUT FOR DRIVEWAY AREAS TO ALLOW FOR 200mm COMPACTED HARD FILL FOR BASE OF CONCRETE/ASPHALT AREAS
 104.24m² X 0.40m = 41.70m³
 **AREA INSIDE 1.8m BUILDING FOOTPRINT**
 ALLOWANCE FOR 200mm DIG OUT FOR DRIVEWAY AREAS TO ALLOW FOR 200mm COMPACTED HARD FILL FOR BASE OF CONCRETE/ASPHALT AREAS
 93.50m² X 0.50m = 46.75m³

file	21.466
date	October 2021
scale	1:100 @ A2
drawn	S.J.C.

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Revisions



Project
 Multi Unit Development

Address
 369 Cashel Street

Drawing Name
 Ground Floor Plan.

Drawing Sheet
 A0.3

Revision
 H

file 21.466

date October 2021

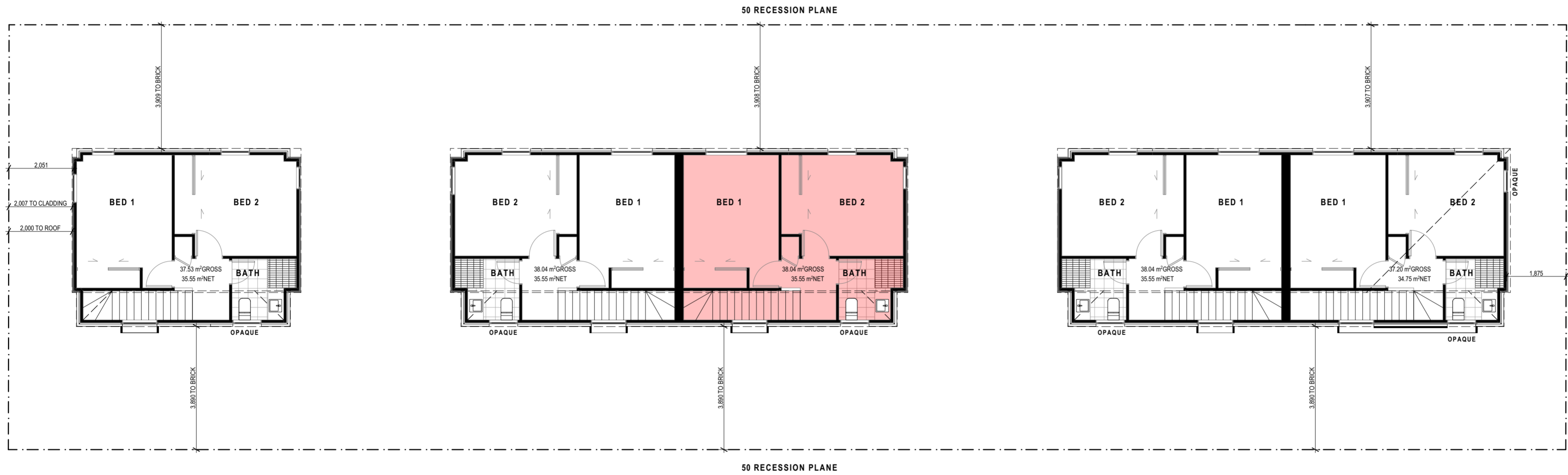
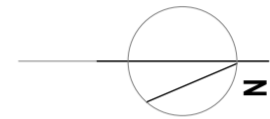
scale 1:100 @ A2

drawn S.J.C.

Vale

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Revisions



Project

Multi Unit Development

Address

369 Cashel Street

Drawing Name

First Floor Plan.

Drawing Sheet

A0.4

Revision

H

file 21.466

date October 2021

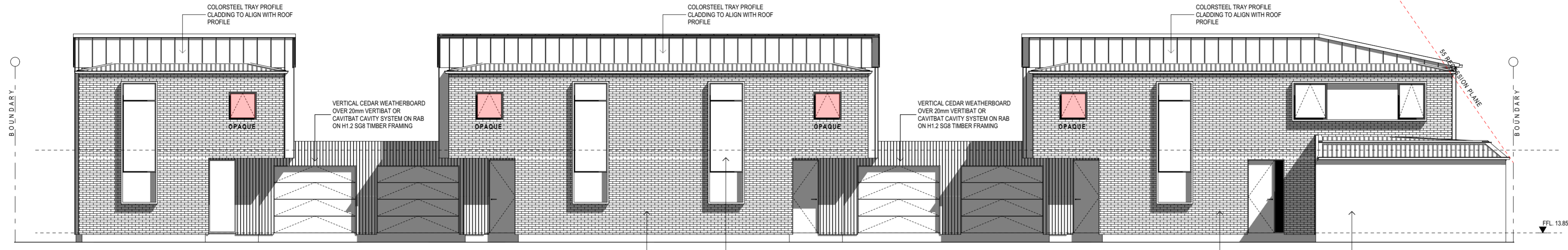
scale 1:100 @ A2

drawn S.J.C.

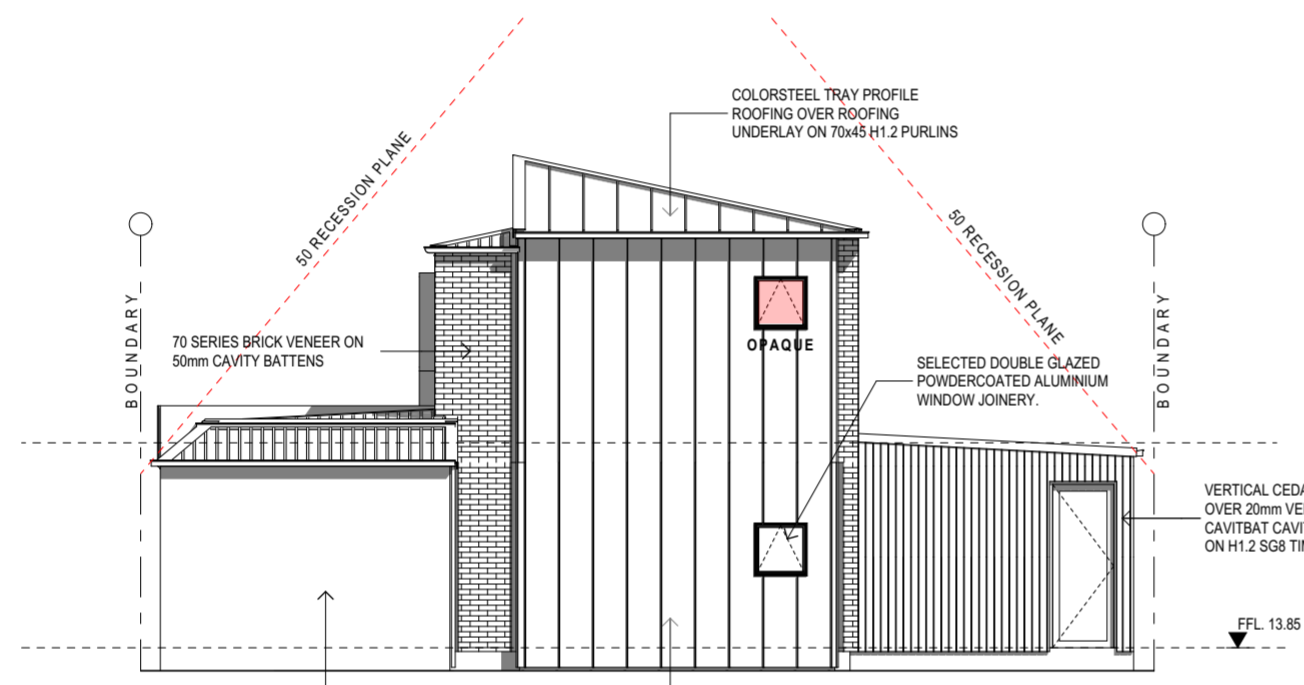
Vale

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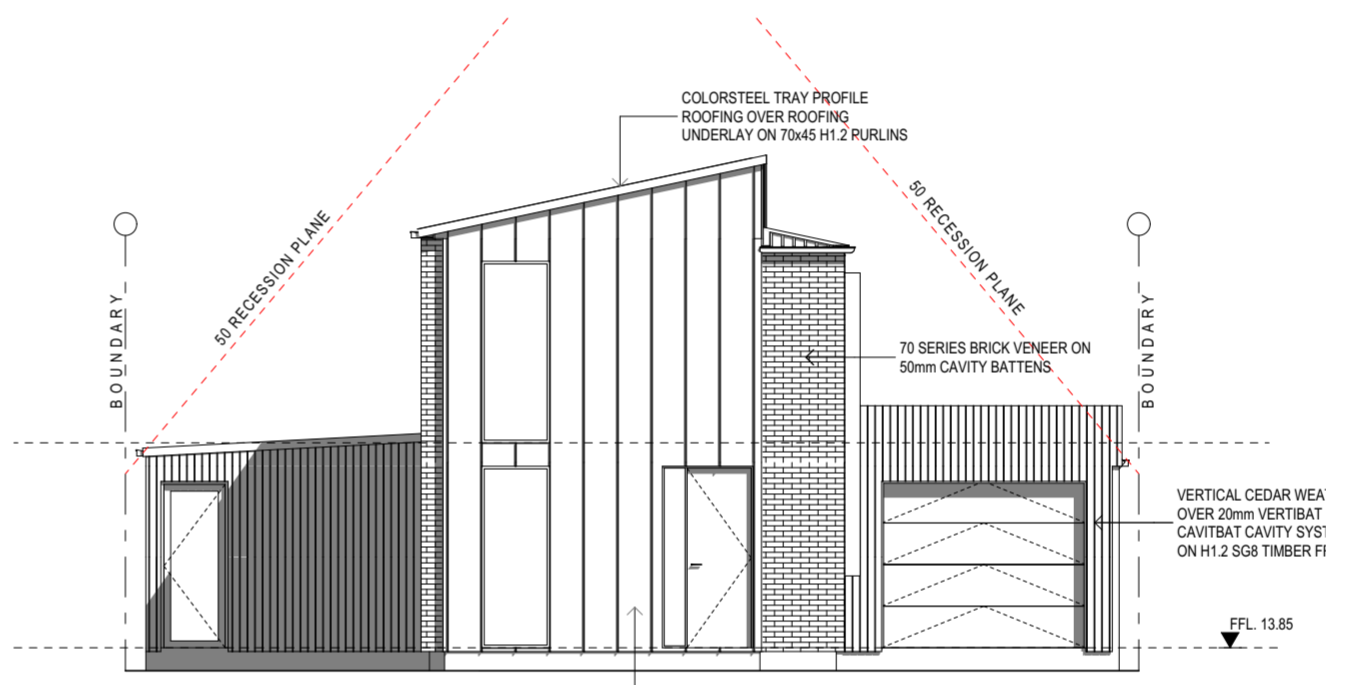
Revisions



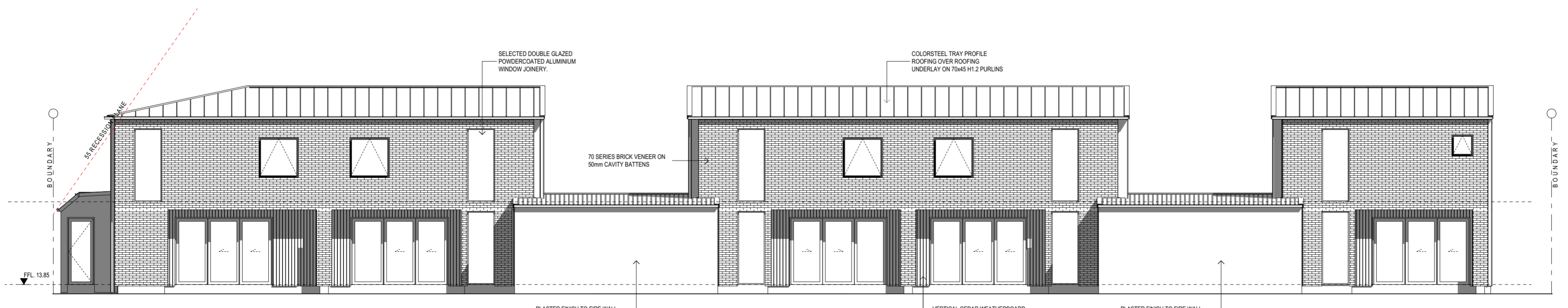
East Elevation
 SCALE: 1:100@A2



North Elevation
 SCALE: 1:100@A2



South Elevation
 SCALE: 1:100@A2



West Elevation
 SCALE: 1:100@A2

Project
 Multi Unit Development

Address
 369 Cashel Street

Drawing Name
 Elevations.

Drawing Sheet
 A0.5

Revision
 H

file
 21.466

date
 October 2021

scale
 1:100 @ A2

drawn
 S.J.C.

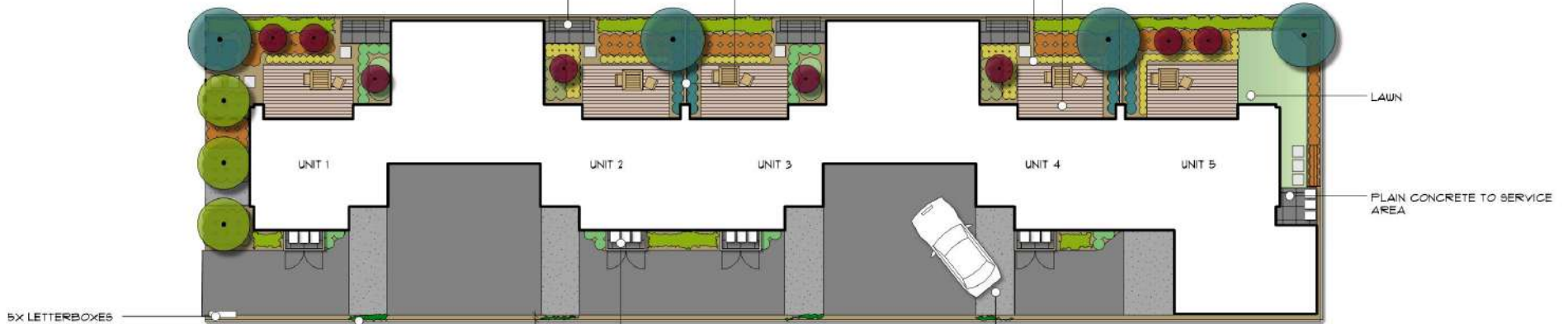
NOTE:
REFER ARCHITECTURAL PLAN FOR FENCE DETAILS

SMALL FOLD DOWN CLOTHESLINE

1.8M HIGH SOLID FENCE BETWEEN UNITS

EXPOSED AGGREGATE CONCRETE WITH DECORATIVE SAW CUTS.

TIMBER DECKING STEP UP TO UNIT.



INDIVIDUAL BIN ENCLOSURES FOR UNITS 1-4 WITH DOUBLE HINGED DOORS, APPROXIMATE DIMENSIONS 1800 X 800MM X 1200 HIGH

EXPOSED AGGREGATE CONCRETE WITH DECORATIVE SAW CUTS.

CLIMBER TRAINED TO MESH FIXED TO BOUNDARY FENCE IN FRONT OF UNIT ENTRY DOOR
REMAINING AREA ALONG DRIVE TO BE FINISHED IN BARK MULCH

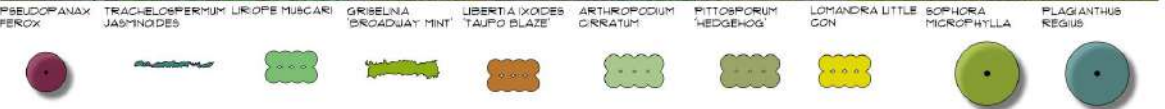


SURFACES KEY

TOTAL SITE AREA 698.17 M² (22.15 % LANDSCAPING)
(38.8 % PERMEABLE)

	PERMEABLE PAVERS	17.5 M ²
	EXPOSED AGGREGATE WITH SAW CUTS	43.1 M ²
	DRIVEWAY	145.31 M ²
	TIMBER DECKING	46.43 M ²
	LAWN	14.0 M ²
	GARDEN BED	13.8 M ²
	EPA TREES & SHRUBS (PSEUDOPANAX, GRIBELINA, SOPHORA & PLAGIANTHUS)	(6.1 M ²)

PLANT IMAGES



Vale

Landscape Plan

369 Cashel Street

www.valeproperty.co.nz

369 Cashel Street

Specification

General

Materials and workmanship

The proposed works shall comply with the following requirements:

- a) Statutory laws and regulations
- b) The Building Act
- c) Local Authority Bylaws
- d) New Zealand Building Code: Acceptable Solutions
- e) Health & Safety & Employment Act
- f) Appropriate NZ Standards

Ownership structure

Fee simple

Construction

Foundation

Enhanced concrete foundation slab supported on 800 mm reinforced gravel raft

Framing

90 x 45 SG8 w 2400 mm ceiling height

Intertenancy wall

GIB Barrier System

Joists

240 x 45 SG8

Flooring

20 mm Strandboard, H3 treated to wet areas

Insulation

Glass wool insulation

Wall

R2.6

Ceiling

R4

Intertenancy wall

R2.2

Exterior

Roof

Metalcraft Roofing T-Rib

Fascia & gutter

Colorsteel gutters w 80 mm dia. Colorsteel downpipes

Exterior cladding

Ground floor

70 series brick veneer, Cedar horiz. weatherboard

First floor

70 Series brick veneer, Dimond Heritage Tray

Window and door joinery

Double glazed, powder coated aluminium

Entry door

Aluminium w digital touch pad door lock

Garage door

Colorsteel sectional door w opener and remotes

Interior

General

Door hardware

Lever action handles satin chrome

Internal doors

Pre-hung door

Paint finish flush MDF Hollowcore

Cavity slider door

Paint finish flush MDF Hollowcore

Wardrobe slider door

Paint finish GIB/MDF

General (Continued)

Blinds	Roller blinds with block out fabric
Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	
Carpet	Carpet with foam underlay - Living, bedrooms, hallway and stairs.
Timber / vinyl	Timber or vinyl planking - Kitchen
Tiles - Bathroom	Ceramic tiles with ceramic tile skirting
Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall linings	GIB
Wardrobe joinery	Melamine hanging/shelving unit
Water heater	250L hot water cylinder

Kitchen

Benchtop	Acrylic, stone
Kitchen joinery	Melamine carcass
Door & door fronts	Melamine
Handles	Handleless
Kitchen mixer	Uno Goose Neck chrome
Splashback	Melamine
Appliances	
Oven	Fisher & Paykel - OB60SC7CEX2
Cooktop	Fisher & Paykel - CI604CTB1
Rangehood	Fisher & Paykel - HP60IDCHX2
Dishwasher	Fisher & Paykel - DD60SAX9

Bathroom

Shower base	Acrylic
Shower walls	Ceramic tiles
Shower glazing	Frameless glass
Shower mixer	Uno chrome
Shower rose and slide	Splash Plus column shower chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm – Melamine French oak
Vanity mixer	Uno curved spout chrome
Mirror	Mirror cabinet 600 2 doors – Melamine French oak
Heated towel rail	Chrome heated towel rail

This information has been provided for marketing purposes only and has been prepared prior to the commencement of construction. Whilst every attempt has been made for the accurate preparation of the information, purchasers must make their own enquiries regarding the development and the units and must rely on their own enquiries should they wish to proceed with the purchase of any home/s. No responsibility will be taken for any difference between the depiction in the marketing material and the completed development of home/s. The developer reserves the right to make changes to the specification if necessary, without notice provided there is no appreciable difference in value.

369 Cashel Street

Colour Schedule – Exterior

Exterior

Roof, fascia, gutter & downpipes	Flaxpod
Soffit	Resene Alabaster
Exterior cladding	
Ground floor	
70 series brick veneer	Midland Euro Modus Range – Nieve
Cedar horiz. weatherboard	Resene Wood-X Avalanche
First floor	
70 series brick veneer	Midland Euro Modus Range – Nieve
Dimond Heritage Tray	Flaxpod
Window and door joinery	Flaxpod
Entry door	Flaxpod
Garage door	Flaxpod

369 Cashel Street

Colour Schedule - Interior

Interior

Carpet Feltex Cable Bay Coles
Vinyl planking Karndean Opus - Niveus

Kitchen

Bench top Siltstone White Storm
Door & drawer fronts Prime Foxy Soft-Matt, Prime Black Velvet Soft-Matt
Splashback Prime Black Velvet Soft-Matt

Bathroom / Ensuite

Tiling
Floor 600 x 600 grey tiles with grey grout
Shower walls 600 x 600 grey tiles with grey grout, 150 x 150 matt white tiles with grey grout

Paint

Ceiling, doors, reveals Resene Double Alabaster
Walls Resene Sea Fog

369 Cashel Street

Chattels

Exterior

Letter box
Clothes line
Aerial

Interior

Appliances
Cooktop
Dish drawer
Oven
Rangehood
Roller blinds with block out fabric
Fixed floor coverings
Light fittings
Heat pump and remote
Bathroom heater x 1
Heated towel rail x 1
Smoke alarms



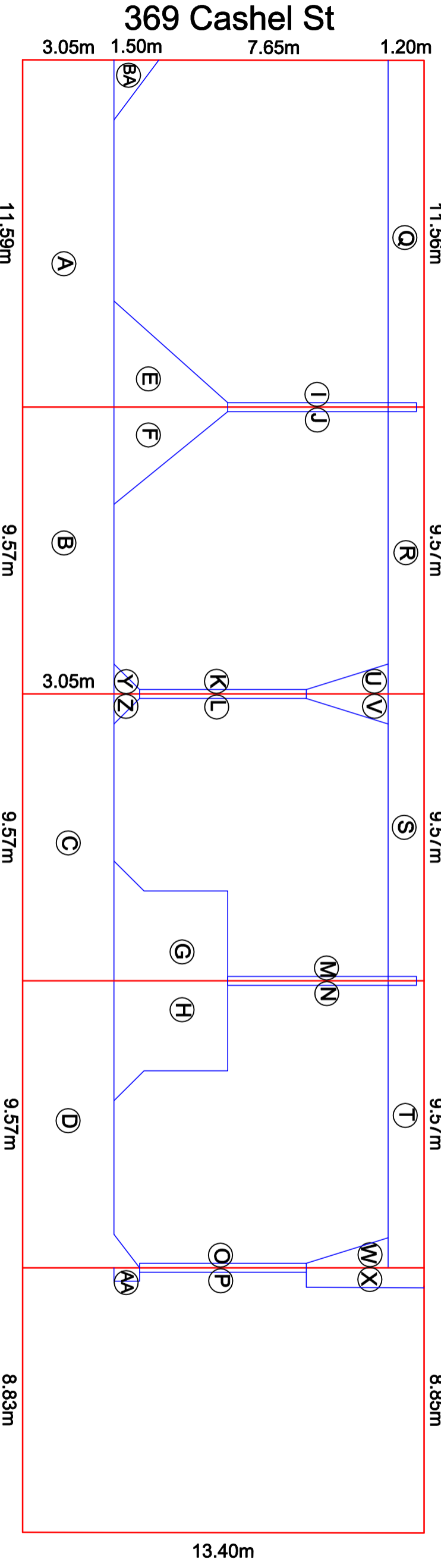
Lot 1
 Net Site Area 111m²
 Total Area 155m²

Lot 2
 Net Site Area 92m²
 Total Area 128m²

Lot 3
 Net Site Area 87m²
 Total Area 128m²

Lot 4
 Net Site Area 86m²
 Total Area 128m²

Lot 5
 Net Site Area 118m²
 Total Area 118m²



- Note:**
- 1) Areas and dimensions are subject to final survey and deposit of plans.
 - 2) Service easements to be created as required and to be finalised at s223 stage.
 - 3) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
 - 4) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - 5) 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.

District Plan:
 Land use Zone:
 Residential Medium Density Zone
 Planning Map CC, 39, 32
 Natural Hazards:
 Flood Management Area
 Liquefaction Management Area (LMA)

Memorandum of Easements				Party Wall	Right to Drain Water
Purpose	Shown	Lot No	Benefitted Land		
Right of Way, Services	A	Lot 1	Lots 2 - 5	Right to Drain Water	
	B	Lot 2	Lot 1, Lots 3 - 5		
	C	Lot 3	Lots 4 - 5		
	D	Lot 4	Lots 3 & 5		
	E	Lot 1	Lot 2		
	F	Lot 2	Lot 1		
	G	Lot 3	Lots 4 & 5		
	H	Lot 4	Lots 3 & 5		
Pedestrian Right of Way, Services	BA	Lot 1	Lots 2 - 5		

Note: Area BA to be Subject to Visibility Splay Consent Notice

5x Lot Fee Simple Subdivision Conversion from Multi-Unit Residential Complex

Concept Design
 For Marketing Purposes Only

Shotover Design Limited trading as Clark Fortune McDonald & Associates Licensed Cadastral Surveyors - Land Development - Planning Consultants		Rev.	Date	Revision Details	By
		RB	26-10-21	Minor body amendments, landscape overlay removed	GR
3 Lowe St, Addington, P.O. Box 42018, Christchurch 8149 Tel: (03)348-1025, Email: admin@cfma.co.nz Offices: Dunedin (03)470-1882 & Queenstown (03)441-6044					
Subdivision Scheme Plan # 369 Cashel Street, Linwood			Lots 1 - 5 Being Subdivision of Part Lot 3 DP 1963		
RT CB27F/455					
Client		Drawn	Signed	Date	Job No.
		GR		07.09.2021	15186
Notes: - All dimensions shown are in metres unless shown otherwise. - Data accuracy is as shown on the original drawings and other data, except the lack of. - Using the drawings and other data in electronic form without accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright in this drawing is reserved.		Designed	Signed	Date	Scale
					1:150 @ A3
					Datum & Level
					CCC 2019
					Rev.
					RB

369 Cashel Street

Resident Society Budget

General levies

Insurance	\$8,898
Common property electricity (assumed none)	\$0
Grounds maintenance lawns & gardening contractor/s	\$1,500
Insurance valuation fees	\$1,800
R & M building/s general repairs	\$500
R & M buildings/s stormwater systems	\$0
R & M contingencies	\$400
Rubbish removal (assumed CCC system used)	\$0
Resident Society management fee	\$1,725
Minimum annual provision for deferred maintenance	

TOTAL BUDGET (incl. GST)	\$15,333
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This is a preliminary budget which has been prepared by Pitcaithly Body Corporate Services Limited in advance based on information supplied and estimated. The actual expenses may vary from these estimates.

369 Cashel Street

Price Schedule

Unit	Configuration	Gross Floor Area (m2)	BEO (\$)
1	2 bedroom, 1 bathroom with single garage	85.5	719,000
2	2 bedroom, 1 bathroom with single garage	87.3	699,000
3	2 bedroom, 1 bathroom with single garage	86.4	699,000
4	2 bedroom, 1 bathroom with single garage	87.3	699,000
5	2 bedroom, 1 bathroom with single garage	93.9	729,000

369 Cashel Street

Warranty

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

The team at Vale may not be builders, but we are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.

Unit 1, 2,3,4 & 5 369 Cashel Street



2 Bedrooms



1 Bathroom



1 Living



Single Garage

Key Aspects Considered

- Two storey modern townhouse with outdoor patio area
- Open plan kitchen, dining and living area on ground floor
- Double Bedrooms and bathroom on the first floor
- Heat pump, double glazing & quality fittings and fixtures
- Close to the city, transport and amenities
- Condition of rental market as at 14 October 2021

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$500 to \$ 540 per week



Monique Inglis

Business Development Manager

Mobile: 029 7777 029

Email: m.inglis@ironbridge.co.nz

Disclaimer: The above rental appraisal is based on our market opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

99+ 
Occupancy
Rate

98.9 
Tenants pay
on time



Happy
Clients

Guaranteed Service
With our 10 Point Service Guarantee.

98.9% of Iron Bridge tenants pay on time
We take arrears seriously!

99+% Occupancy Rate
Thanks to our expert tenant selection, tenant care, and lease negotiation.

Advertising Expertise
Leading advertiser (Trade Me) confirms we receive more views and watchers on our listings than the marketplace average.

Comprehensive Tenant Screening
Every tenant must go through our rigorous screening process, including multi-bureau credit and background checking (inc international).

Award-Winning Team
Winner of the "Excellence in Customer Service" at the Leading Property Managers Association Awards 2019.

Winner of the "Property Management Team of the Year" at the Australasian Real Estate Awards 2018.

Online Landlord Portal
Landlords have access to their person online access including their latest inspections, maintenance, statements, newsletters and articles.

The Best Advice
We have access to leading industry consultancy, providing accurate and practical advice on all matters compliance and tenancy-related, ensuring you are getting the best advice possible

Happy Clients
Check out our outstanding Google Reviews to read about what real customers think of our service.

Auckland

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PO BOX 8934, Riccarton
Christchurch 8440

P. +64 3 961 5333

E. realestate@ironbridge.co.nz



SELLING AGENT: MORGAN PERRY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.


Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.


Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.


Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

 10 years of social media marketing.

 15 years in sales.

 12 years running businesses.

 An unwavering drive.

\$1200

REFERRAL REWARDS



REFER ME AN APPRAISAL; IF IT RESULTS IN A LISTING & SALE, EARN YOURSELF 12 ERNEST RUTHERFORD'S

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CONTACT ME TO MAKE AN OFFER

MORGAN@OFFICEROAD.CO.NZ
0274131640

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



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