



# PROPERTY INFO PACK

**17/27 NEW BRIGHTON ROAD,  
SHIRLEY**

PREPARED BY MORGAN PERRY & ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

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



MORGAN  
PERRY  
RESIDENTIAL

# 17/27 NEW BRIGHTON ROAD, SHIRLEY

## EASY LIVING, EASY INVESTMENT - SHIRLEY

### FEATURES:



77m<sup>2</sup>



91m<sup>2</sup>



2



1.5



1



1 (car space)

### PROPERTY DETAILS:

Address: 17/27 New Brighton Road, Shirley

Legal Description: n/a

Property Type: Townhouse

Sale by: Enquiries over \$639k

Close To: The Palms, Pak n Save, Local  
Parks, Bus Routes, Schools

## PROPERTY DESCRIPTION:

27 New Brighton Road, Shirley, is a sunny northwest facing development in the pulse of suburban Christchurch offering 17 architecturally designed, two-bedroom townhouses. All townhouses have off-street car parking.

Number 17 in particular is a back corner townhouse and because of this it has its own bike/utility shed.

The ground floor features an open plan kitchen and living area that opens out onto a private secure courtyard with Kwila hardwood timber deck.

Upstairs are two double bedrooms, featuring a wardrobe with inbuilt shelves and the main bathroom. The bathroom is highly specified with a fully tiled shower with a frameless glass door and a wall-hung mirror cabinet.

These townhouses are fitted with a digital front door entry system, a heat pump on the ground floor, Samsung appliances as well as blinds throughout. Laundry facilities are discreetly hidden in the kitchen.

These townhouses are truly turnkey and ready to be lived in.

The location is literally a stone's throw away from the Palms complex, which is like your own corner dairy. It's just as easy to walk to the movies as it is turning on your TV. Shopping has never been so easy.

Location Location Location !!!!

Visit [www.officeroad.co.nz](http://www.officeroad.co.nz) for more information.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of [www.officeroad.co.nz](http://www.officeroad.co.nz)

# RENDERS



# RENDERS





# ADDITIONAL DOCUMENTS

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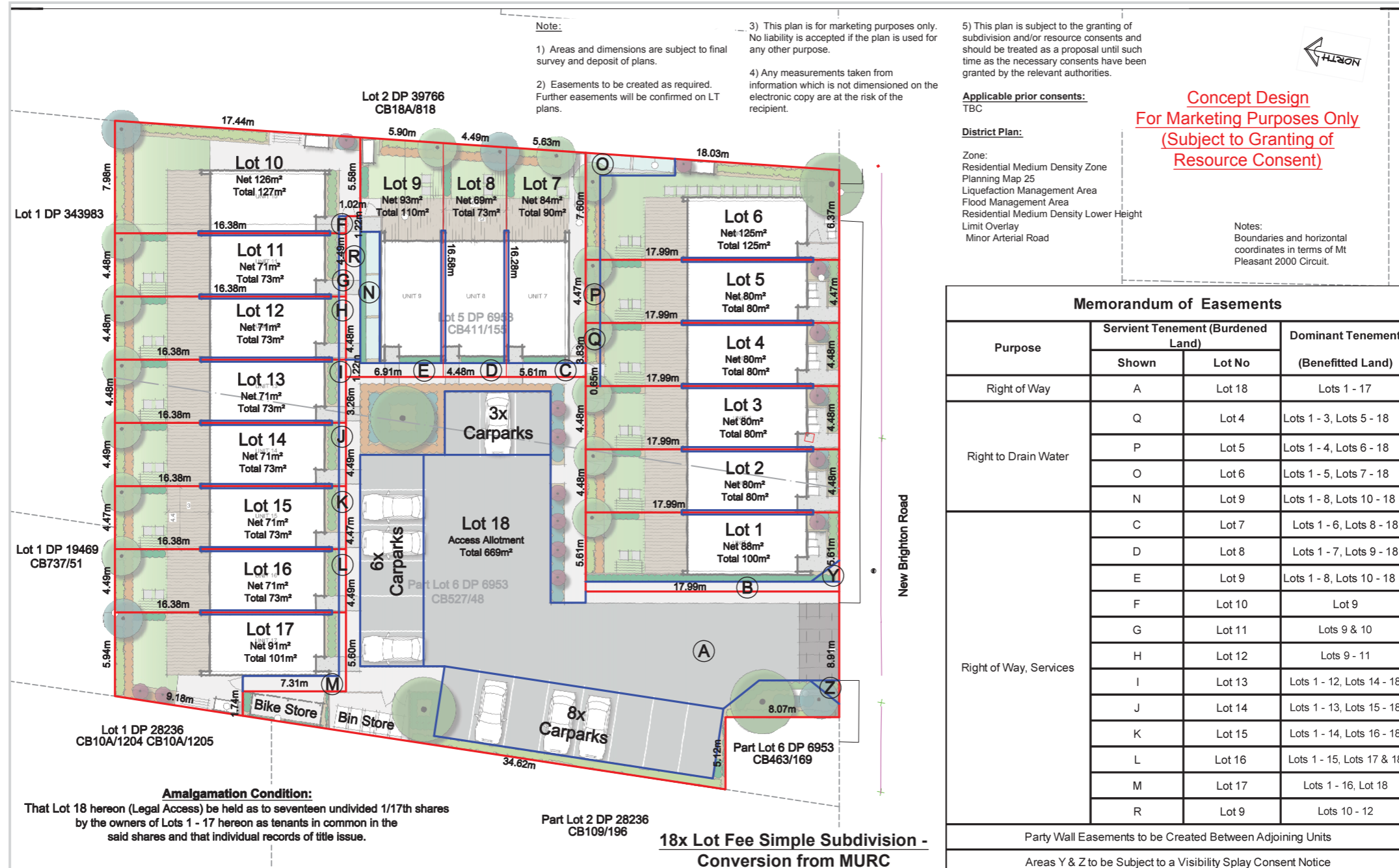
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# Landscape Plan



# Subdivision Plan

## Freehold Titles



# Floor Plans & Design

UNIT 17



GROUND FLOOR



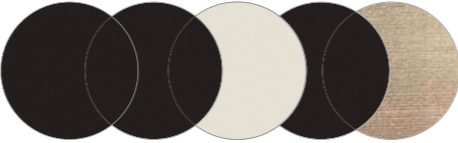
FIRST FLOOR



# Interior & Exterior Finishes

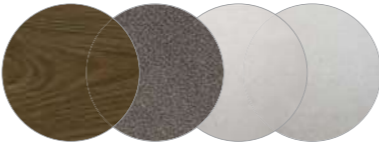
**Exterior Finishes**

- Roof ColorSteel Flaxpod\*
- Window Joinery Flaxpod\*
- Plaster Half Thorndon Cream\*
- ColorSteel Colorsteel Flaxpod\*
- Cedar Dryden Woodoil – Driftwood\*



**Interior Finishes**

- Hard Flooring Godfrey Hirst Vega Vinyl Plank in 'Chocolate'
- Carpet Feltex in Cable Bay in Pelorus with 11mm Underlay
- Tiles 600 x 600 Tiles in Pacific White Lappato & Pacific Mist Lappato\*



**Colour Scheme**

- Ceiling Dulux Mt Aspiring
- Trims, Doors & Windows Dulux Mt Aspiring
- Walls Dulux Half Haast



**Kitchen**

- Benchtop Misco Gold Collection – Prime Papamoa Polished
- Cabinetry Prime Melamine Fumed Oak – Timberland
- Handles Archant – Sarnen Handles – Black
- Splash Back 3D Chevron White Tile
- Sink Mixer Greens Astro Gooseneck Sink Mixer – Chrome
- Appliances Samsung Appliances – Stainless Steel



\*or similar



# Building Specifications



## 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.

### Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 (Or Similar)
Roof Insulation	Pink Batts R4.0 (Or Similar)

### Exterior

Roof	ColorSteel Rib Profile Roofing
Fascia And Gutter	ColorSteel
Exterior Cladding	Cedar Timber, Colorsteel Rib Profile And Rockcote Integra Panel And Plaster Render System
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	Prefinished 16mm Whiteboard
Water Heater	250L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

### Bathroom

Shower Base	Atlantis Easy Tile Square 2 Wall Shower - Pacific Mist Lappato
Shower Walls	Tiles - Pacific White Lappato
Shower Glazing	Glass Door
Fittings	Green Astro Fittings - Chrome
Toilet	Newtech - Sienna Toilet - Back To Wall
Vanity	Soft Wall Hung In Fumed Oak Timberland With White Top - 750mm
Mirror	Wall Hung Mirror Cabinet In Fumed Oak Timberland - 750mm
Heated Towel Rail	Evoke Heated Towel Ladder - Chrome
Wall Heater	Serene Bathroom Heater - Stainless Steel
Tiled Splashback (above vanity)	Pacific Mist Lappato With Aluminium Trim

### External Works

Access Path	Concrete Driveway TBC
Landscaping	Decks Planted With A Mixture Of Plants And Trees As Per Landscape Plan

# Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Samsung Ceramic Cooktop
- Samsung 9.5/6kg AddWash Smart Washer/Dryer Combo
- Award Rangehood
- Fisher & Paykel Stainless Steel Single Dishdrawer
- Fujitsu 5.4kw Heatpump With Remote To Ground Floor
- Weather Master Blinds
- 1-7, 9, 10, 17 Garden/Bike Shed
- 8, 11-16 Communal Bike Storage
- Digital Touch Pad Door Lock - Schlage S-6000 - Black
- Clothes Lines
- Letterbox

The latest electronic lock in the Schlage product line, the S-6000 is packed full of features that give homeowners unparalleled control over access to their 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.

## FISHER & PAYKEL



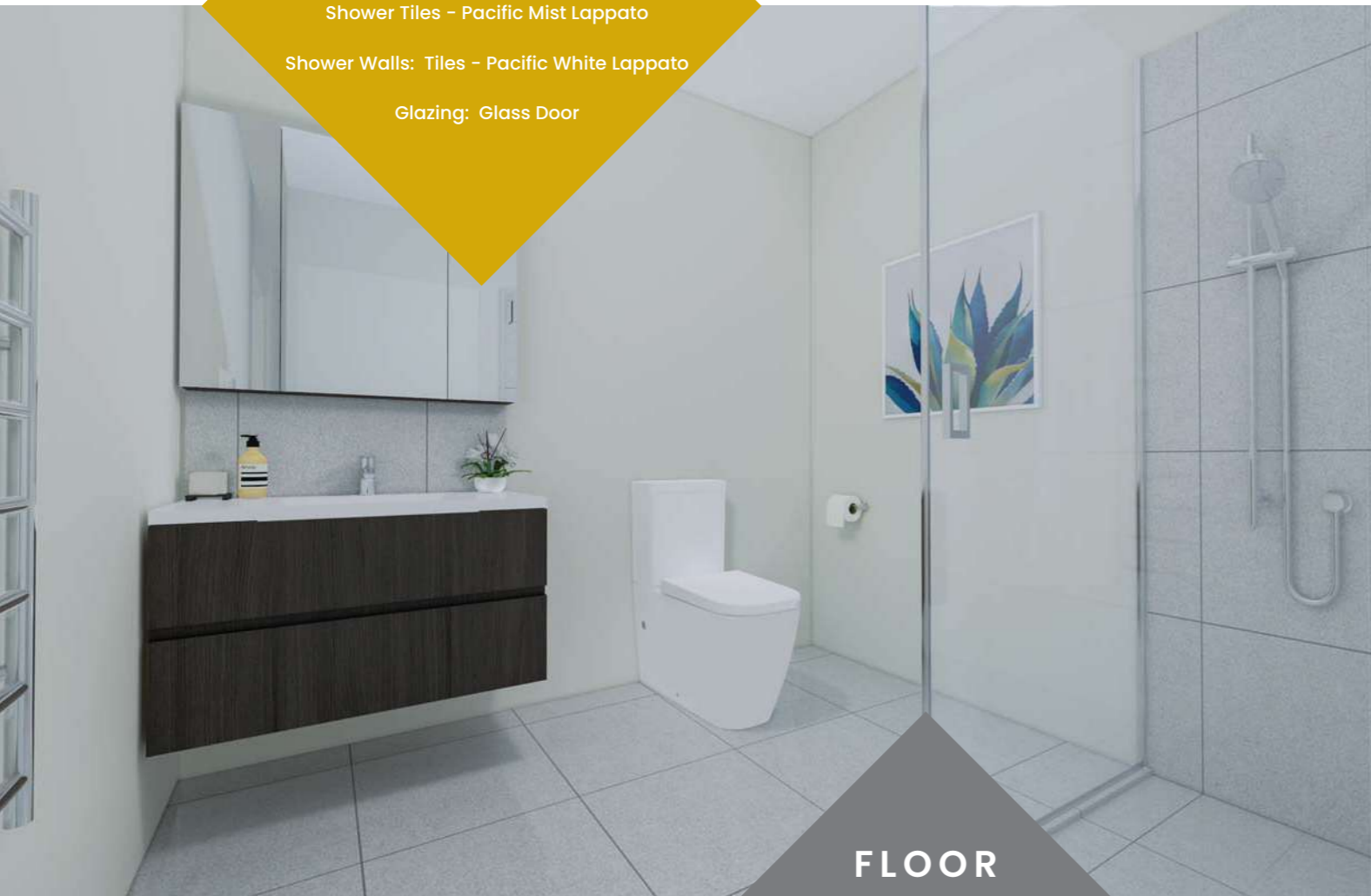
Designed and engineered using quality materials and finishes intended to stand the test of time. (All items are subject to change due to availability).

## SHOWER

Base: Atlantis Easy Tile II Square 2 Wall  
Shower Tiles - Pacific Mist Lappato

Shower Walls: Tiles - Pacific White Lappato

Glazing: Glass Door



## FLOOR

600 x 600 Tiles  
- Pacific Mist Lappato

# 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 let's talk further.



Completed development at Division St, Christchurch

# 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)

All images are artist's impression only

# Residents Society



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Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.



## SELLING AGENT: MORGAN PERRY

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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.



## SELLING AGENT: ANDY WILLIAMS

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Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

# \$1200

## REFERRAL REWARDS



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

# PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

## WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

## OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.





# CONTACT US TO MAKE AN OFFER

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