37 Grafton Street

WALTHAM

Artist impression

CHRISTCHURCH PROPERTY GROUP

37 Grafton Street

Located at 37 Grafton Street, this exciting development of six townhouses on freehold titles, is located in an exciting area of Christchurch, just outside the 'Four Aves' and within reach of an amazing range of local amenities, parks and supermarkets.

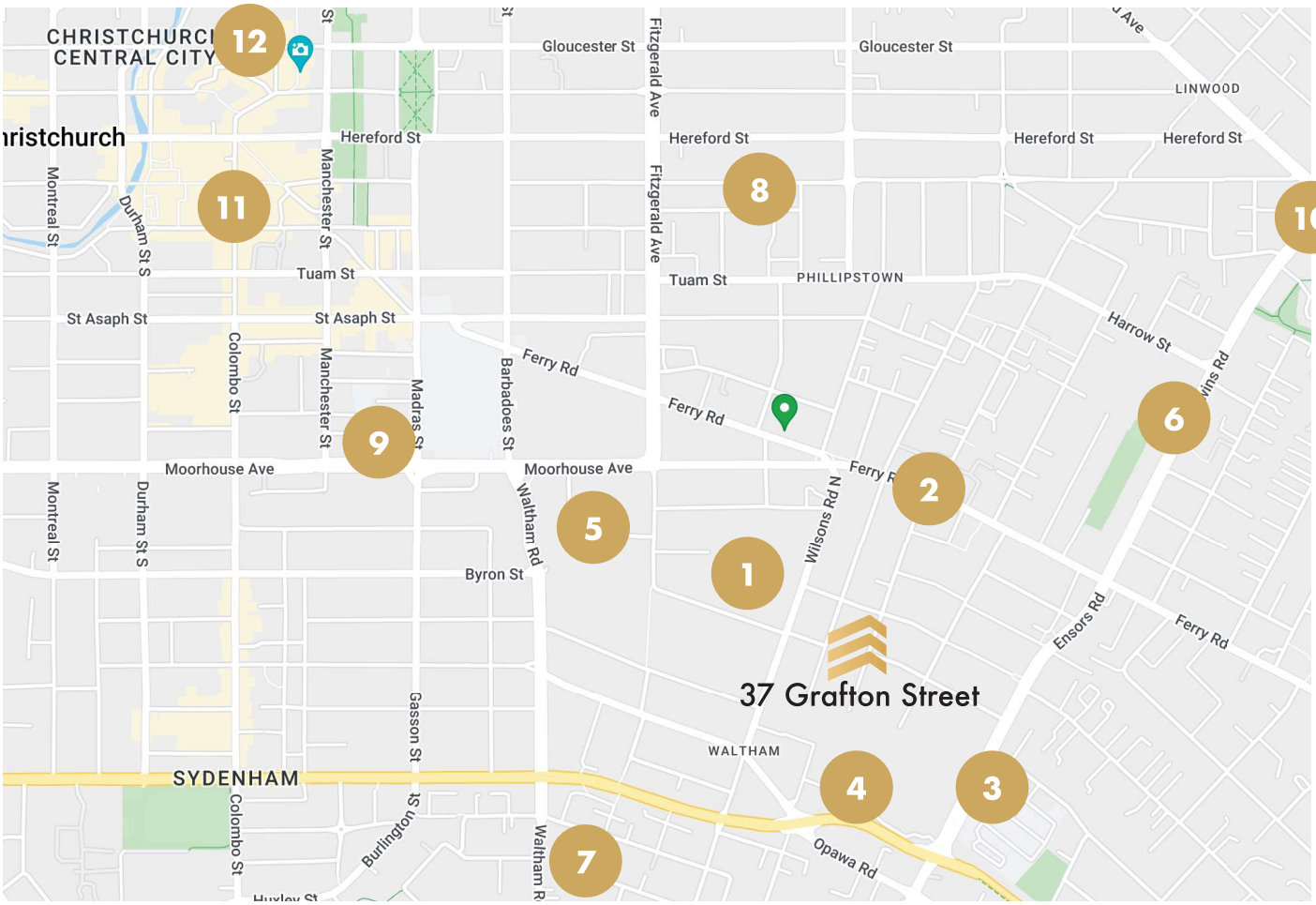
Architecturally designed with premium details and fittings throughout, you are going to love the spacious floor plan, large outdoor living spaces and car park options.

Christchurch CBD

Eastgate Mall

Lancaster Park

37 Grafton Street



LOCAL ATTRACTIONS & FACILITIES

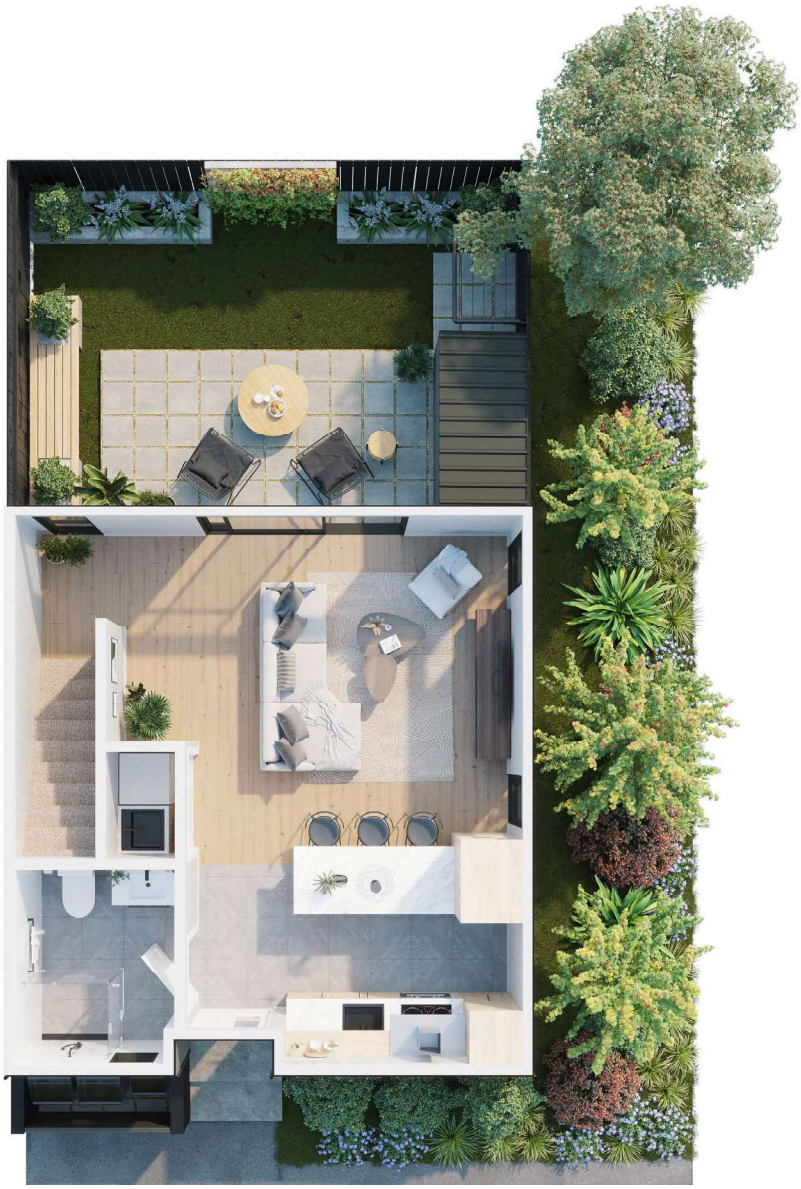
1. Lancaster Park 350m
2. Ferry Road Medical Centre 550m
3. Ara Institute Woolston Campus 750m
4. Alpine Ice Skating Centre 1.1m
5. Zone Bowling Centre 1.2km
6. Te Aratai College (Opens 2022) 1.3km
7. Waltham Primary School 1.7km
8. Aqua Gym Swimming Pool 1.7km
9. Countdown Supermarket 2.0km
10. Eastgate Mall 2.4km
11. CBD 2.8km
12. Turanga Central Library 2.9km

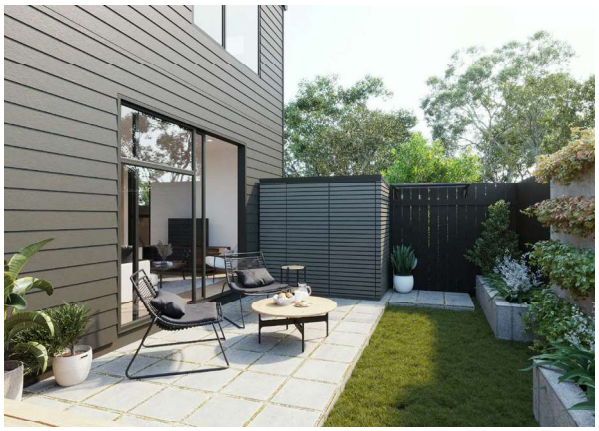
In addition to these fantastic local facilities, there is also easy access to the CBD including shopping, New Regent Quarter, The Terrace bars and restaurants, Riverside Market and more!

Floor Plan

GROUND FLOOR - AMENITIES & FEATURES

- Open-plan kitchen & dining
- Designer kitchen with tiled splashback
- Kitchen island with breakfast bar
- Leading brand kitchen appliances
- Heat pump
- Outdoor living space
- Landscaped garden
- Outdoor lighting - entry and outdoor areas
- Foldable clothesline
- Laundry tub & washer dryer combo





Floor Plan

FIRST FLOOR - AMENITIES & FEATURES

- Two double bedrooms
- Generous wardrobe space
- Linen cupboard storage
- Stylish fully tiled designer bathroom
- Frameless glass shower with level entry
- Matte black tapware and fittings
- 750mm wall hung two drawer vanity
- Seven rail round towel warmer in black

Unit Details

Unit	Bedrooms	Bathrooms	Car Park	Rental Appraisal*	Area	Price
One	2	2	1	$520 to $550pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $649,000
Two	2	2	1	$520 to $550pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $629,000
Three	2	2	1	$520 to $550pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $629,000
Four	2	2	1	$520 to $550pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $629,000
Five	2	2	0	$500 to $520pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $619,000
Six	2	2	1	$520 to $550pw	Internal: 75.2m^2 External: 23.0m^2	Enquiries over $649,000

*See full rental appraisals at the end of this document.

Living Area - Artist impression

Materials Spec Sheet

CONSTRUCTION	
Cladding	Combination of Resene Construction Systems Integra AAC 50mm panel with Render and Weathertex Primelok Shadowood smooth Weatherboard cladding
Roof Cladding	0.4mm Colorcote Zinacore Trimrib
Fascia	Colorcote
Gutter	Colorcote Quarter round
Downpipes	Colorcote 80mm dia
Ground Floor	Ground – Concrete Waffle Slab with EPS PODS
First Floor	18mm T&G Kopine, Hyspan framing with Acoustic Insulation batts
Stairs	MDF construction glue & screw
Walls	90mm timber frame
Roof	Timber truss
Paint	Resene
Entry Door	Powder coated aluminium 15yr warranty with Digilock
Windows	Nebulite Double glazed, powdercoated DuraAlloy +plus 15yr warranty
Electrical	LED lighting, double power sockets, fibre, phone & TV jacks
Water heater	250L electric hot water cylinder
Heating	Inverter Hi-Wall 5.3kW - lounge
Insulation	Wall - R2.4 Batt Insulation, Roof R3.6 Batt Insulation
Storage	Exterior Lockup & Heatpump enclosure - timber weatherboard clad with colorcote roof
Smoke Alarms	3x Cavius compliant Building Code
Internal Doors	MDF faced smooth – Schlarge or similar Hardware

EXTERNAL COLOURS	
Walls	Weathertex – Resene Castle Rock RCS Render - Resene Squall
Roof	Colourcote Thunder Grey
Fascia, gutter & downpipes	Resene Squall
Windows	Colourscape Thunder Grey Matt
Entry Door	Colourscape Pure White Gloss
Lockup & heatpump enclosure	Wall – Resene Copyrite Roof – Colorcote Trimrib Thunder Grey
Refuse Enclosure	Plaster – Resene Squall, Timber gate Resene Copyrite

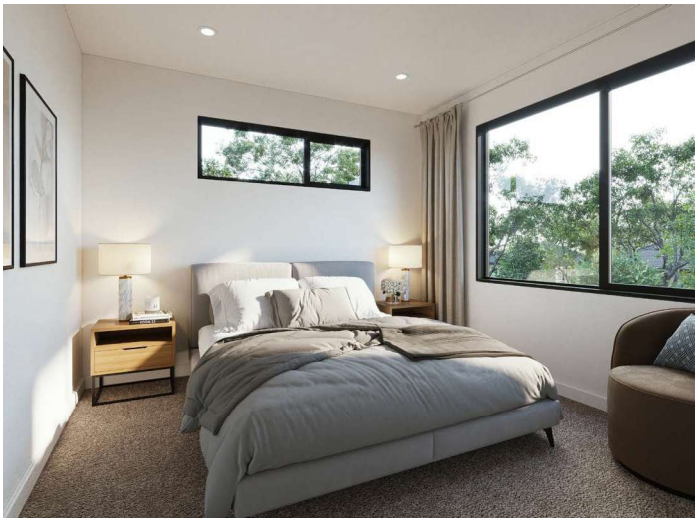
BATHROOM	
Floor	Tiles
Walls	Gib Aqualine paint finish
Shower	Newline 900x900 pro-finish Tiled Shower tray system. Frameless glass, black fittings
Vanity	Raymor Brighton 750 w/hung 2dwr - Snafell
Mirror	750x600 polished edge over vanity
Toilet	Adesso Form Back to Wall Suite
Tapware	Adesso Form Basin & Shower mixer Black
Accessories	Adesso Edge toilet roll holder & robe hook – Black Finish
Towel Rail	Adesso 7 Rail Round Towel Warmer Black

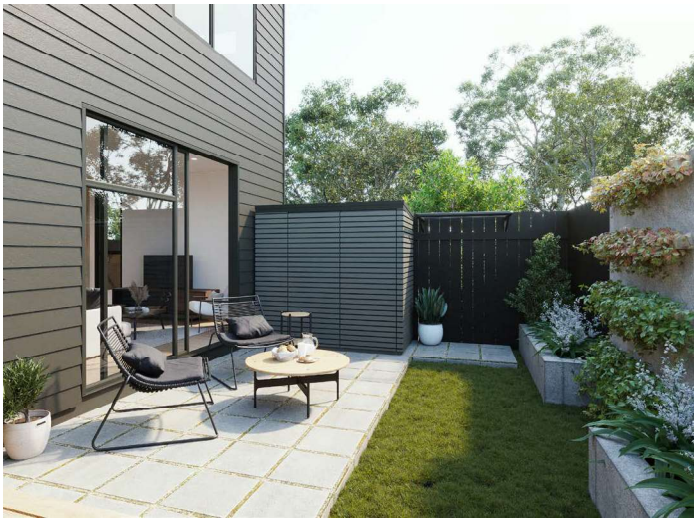
KITCHEN / LAUNDRY	
Oven	60cm built in oven
Hob	60cm Induction hob
Dishwasher	stainless steel dishwasher
Rangehood	60cm stainless canopy quiet operation
Fridge	not supplied
Splashback	Tiled
Sink	Acero Oxford undermount single sink
Tapware	Adesso Form kitchen sink mixer Black
Tub	Adesso Urban 360 Laundry Tub
Washing	not supplied

INTERNAL COLOURS	
Tiles	Jacobsen 600x600 Refin Tuna tiles
Carpet	Jacobsen 36oz Breathe Easy Meadowbank Blackett 32 on 10mm quality carpet cushion
Living Area option	Jacobsen Aspecta Elemental XL Lugano Luxury Vinyl Plank
Splashback	Jacobsen Herringbone tile
Joinery	Melteca Refined Oak
Benchtops	Formica Cocoa Sand
Walls	Resene Half Marino Matt
Ceiling	Resene Ceiling White
Doors & trims	Resene Half Marino SG
Skirtings	Resene Half Marino SG

EXTERIOR	
Hose Taps	2 Brass hose taps
Courtyard	Coloured concrete black spounge finish, artificial grass, selected planting. Refer landscape plan
Lighting	Cube up/downlight mount lights to courtyard and entry – Black finish
Washing Line	Fold down washing line >5m hanging space
General Areas	Refer landscape plan

Renders





Buying process

If this is your first property purchase, you are an experienced investor or just looking for something new, we aim to make your experience with us as hassle free as possible. Our expert team will guide you through everything you need to know, including providing plans, upgrade options and our S&P agreement for your due diligence.

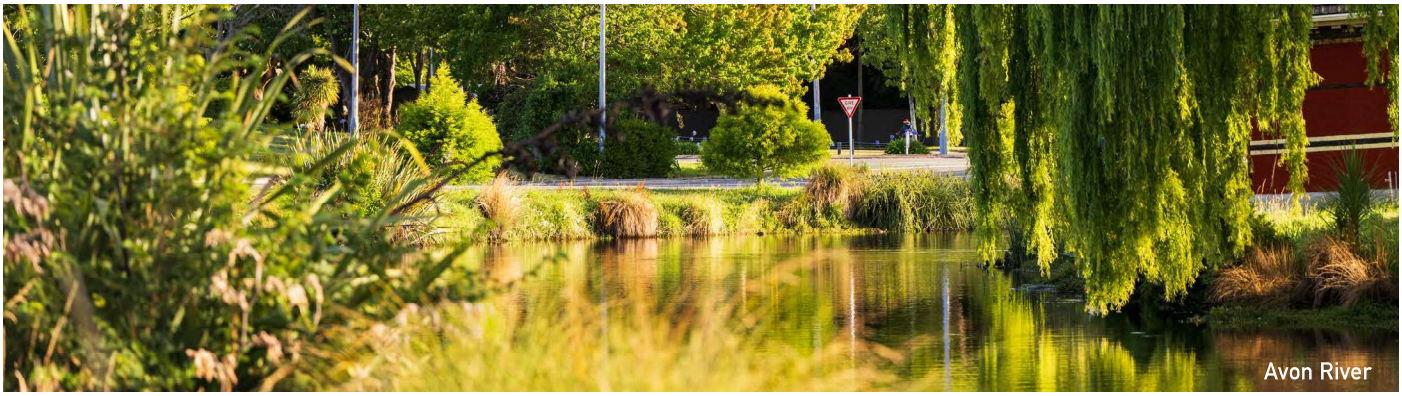
GET IN TOUCH

REVIEW ALL DETAILS

SIGN SALES & PURCHASE AGREEMENT

PAY YOUR DEPOSIT

SETTLEMENT AND KEYS HANDOVER



Avon River

CPG Property Group

If you've made it this far, you obviously love these homes and want to know a bit about us!

CPG has been developed to bring you, the buyer, an opportunity to purchase brand new homes that are unique, beautifully designed (by a registered architect) and built with materials you can trust. We also offer you a number of upgrade options to ensure your home is tailored to meet your dreams.

VISION

We have a vision to bring more diversity to the homes you see on our streets. We will only build homes that truly stand out and make you go wow because you've never seen it before.

OUR VALUES

'Community' that brings us together, 'Independence' to own your own home and 'honesty' in what we do.

CULTURE

Our culture is all about working hard every day to bring you high quality homes. It is through the work we do to plan, design and develop the homes, to the relationships and teams we build around us, that you too benefit from our culture.

Lancaster Park - Christchurch

Next steps

Thank you for taking the time to request this information pack. We hope it has given you some detailed information about our homes and what we can offer to you.

We know this is just the first step, and you are probably looking at a number of options right now. So please take your time to do your due diligence, and if you would like more information or a chance to chat through the finer details, we would love to assist.

We look forward to helping you,

CONTACT US
Details

We would love to chat to you in more detail!

Please get in touch with Hayden from our sales team to find out more.

Hayden Jones

021 222 0433

Rental Appraisal

Date: 23/03/2022

Unit 1/37 Grafton Street, Christchurch

To whom it may concern,

Thank you for the opportunity to appraise, for rent, this stunning Unit.

This beautifully presented property, in the heart of Waltham is sure to appeal to a Professional couple, small family or flatmates. It is conveniently located close to many amenities, including fabulous eateries, walking parks, excellent schools and day cares, The Tannery shopping Hub and not far from either the CBD or the Beaches of the East Coast. There is also Public Transport close allowing any Tenant to not have to use their car. This residence would be in high demand for a variety of Tenants and for a variety of reasons.

The layout of the home works well. The spacious up to the minute kitchen incorporates the casual dining area which is also connected to great sized living room that flows out to a private, sunny and spacious patio area for alfresco dining. The 2 bedrooms are a great size and are complimented by loads of natural light and great wardrobing for extra storage. The benefit of having 2 bathrooms is especially attractive to any Tenants, not only for convenience but for achieving your own space. This Unit also has the off street car parking, should the Tenant need this. This residence would be a very attractive option for any discerning Tenant.

The lack of properties across this region means that there would be no shortage of applications and excellent tenants to choose from.

On todays market, this property should achieve a weekly rental income of between $520.00 and $550.00.

Should you have any further queries, please do not hesitate to call anytime.

Annie Plummer

Trust Property Group LTD

0276071680

Annie Plummer: Director Ph: 027 607 1680 Email: annie@trustpropertygroup.co.nz

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Disclaimer

This Information pack is prepared using our best endeavours to provide information that is true and accurate for interested buyers to evaluate the properties. All render imagery shown is for illustrative purposes only, and may be different from the final product.

Further documentation is available, and this information pack is not a representation of all the information a buyer may need to complete due diligence.

We recommend interested buyers seek their own independent advice to complete their due diligence before making a purchase decision.

Christchurch City - From Port Hills

New Regent Street

CHRISTCHURCH
PROPERTY
GROUP