



SOUTH PROJECTS



Artist Impression Only Subject to Change

161 Simeon Street, Spreydon

**cowdy**  
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# 161 Simeon Street, Spreydon

Presents 5 modern architecturally designed townhouses just minutes away from Christchurch's city centre





# The Development

161 Simeon Street, Spreydon presents 5 modern design townhouses within close proximity to Christchurch's city centre and the Port Hills.

All 5 townhouses enjoy a private and secure outdoor living area, which flows on from the open plan kitchen and living area downstairs.

The two double bedrooms are upstairs, plus a separate bathroom.

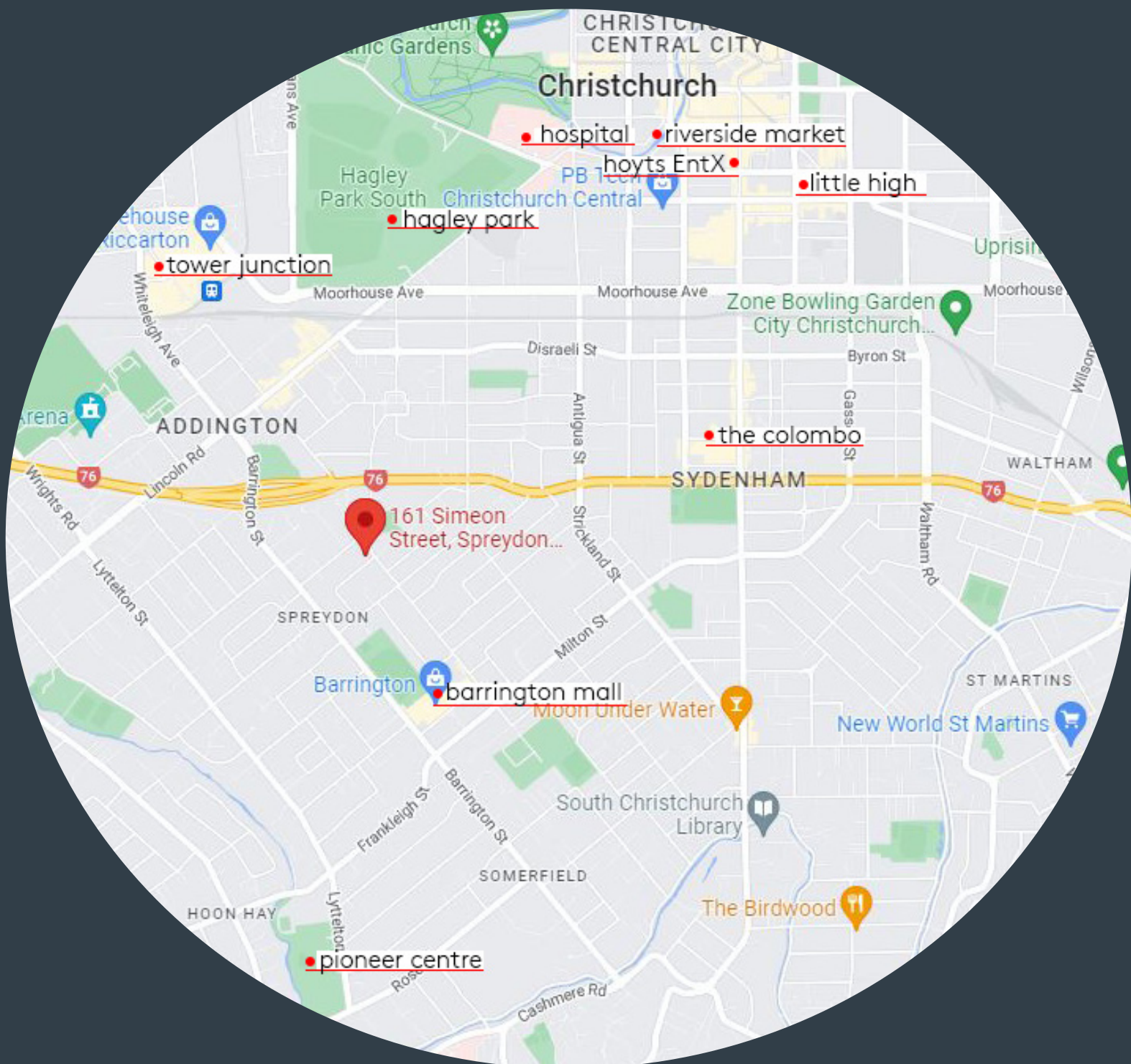
Features include:

- Freehold Titles
- Modern kitchen and bathroom
- Established new planting scheme
- Private outdoor living area, complete with Kwila deck
- Separate WC downstairs
- Estimated completion date Q3 2023 (subject to BC issue)

# Location

161 Simeon Street is ideally located in the popular area of Spreydon, within close proximity to both the Christchurch CBD and the Port Hills.

The townhouses are surrounded by established amenities, hospitality and entertainment options, including Pioneer Recreation and Sports Centre, Barrington Mall, Tower Junction and various supermarkets and eateries.





# School Zones

## **EARLY CHILDHOOD**

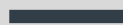
Best Start Barrington - 550 metres

SBC Community Early Learning Centre - 1.3 kms

SBC Kindergarten - 1.3 kms

Kidditech Early Learning Centre - 1.5 kms

Building Blocks Community Kindergarten - 1.7 kms



## **PRIMARY/INTERMEDIATE**

Addington Te Kura Taumatua (Addington School) - 319 metres

Christchurch South Karamate Intermediate School - 759 metres

Hillview Christian School - 3.0 kms

Christchurch Adventist School - 5.7 kms



## **HIGH SCHOOL**

Hillmorton High School - 2.1 kms

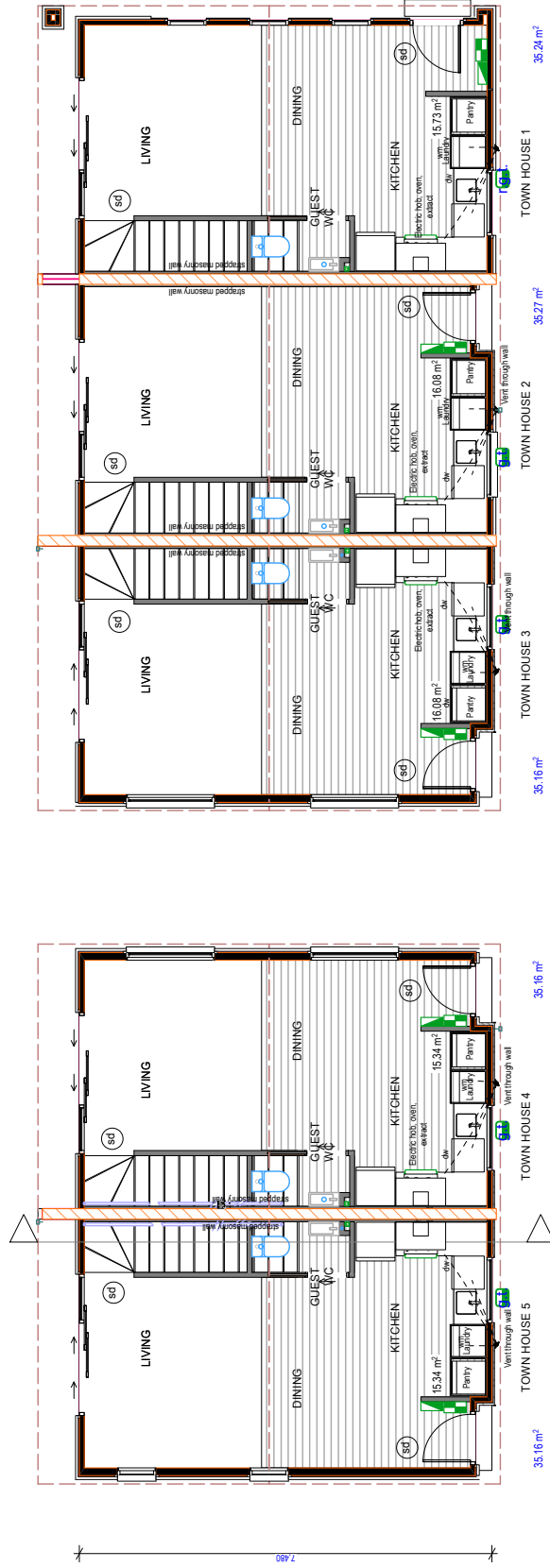
Middleton Grange School - 3.6 kms

St Thomas of Canterbury College - 5.4 kms



# The Plans

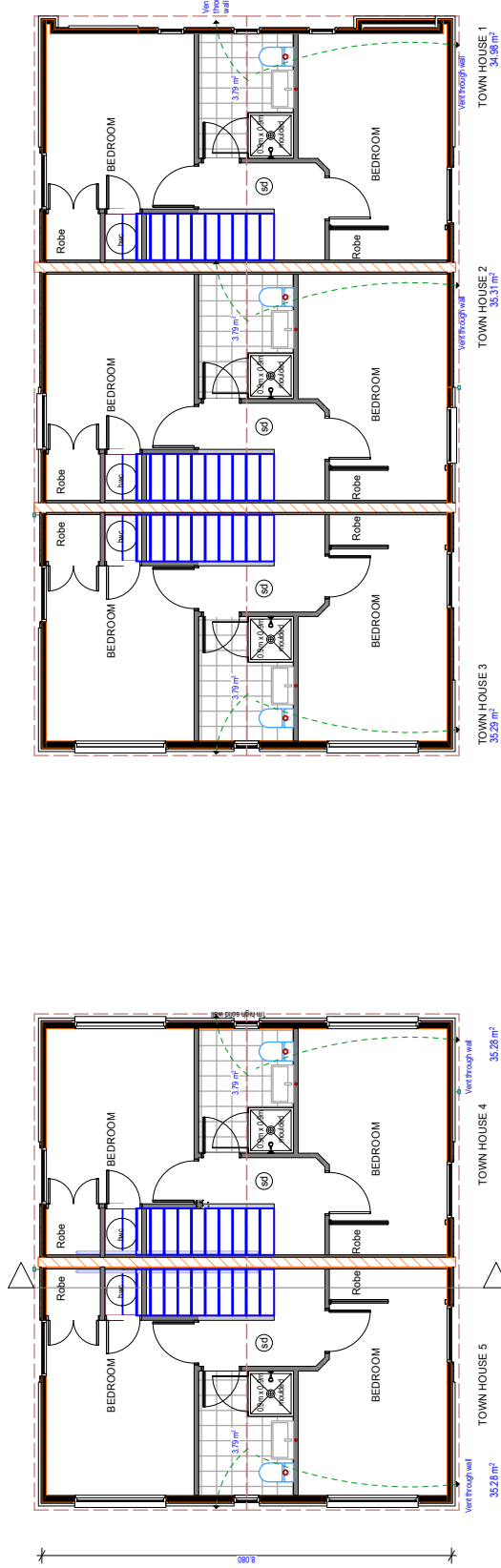
## GROUND FLOOR PLAN





# The Plans

## FIRST FLOOR PLAN





# Construction Specifications

GENERAL SPECIFICATIONS	
Entry door	E-lok 8-series door smart lock
Internal doors	Painted smooth finish with hollow core
Hardware	Windsor range
Windows	Double glazed, powder coated aluminium
Flooring	Bedrooms and Lounge: Carpet Bases Loaded - Gunmetal with plush underlay Bathrooms: Tiles Sirius Ice Matt 600 x 600 Kitchens: Timber flooring - Moraine Natural Oak
Window coverings	Black roller blinds
Wardrobe Shelving	Laminex white melamine 18mm
Electrical	Lighting, Sockets, Data, Heated Towel Rail, Bathroom Heater, Outdoor Lights
Lighting	LED recess down lights
Switches & Sockets	Vynco switches and sockets
Heating	5.4 kw Daikin heat pump
Water Heater	250L Electric hot Water cylinder
Painting	Walls - Dulux Mt Aspiring Trim & Ceilings - Dulux Quarter Mt Aspiring
Drainage	Sewer & Stormwater connected
Services	Water, Power & Phone connected at boundary
Insurances	Builders insurance/full cover for build

# Construction Specifications

STRUCTURE	
Foundation	TC2 Firth Rib Raft Foundation
Framing	90x45 timber framing
Ceiling Battens	Rondo metal batten system
Inter-tenancy walls	Block masonry wall
Main Claddings	Axon panel - grey (sandstone) Kahu Colour Steel - sandstone Integra white
ROOFING	
Roof	5-Rib Sandstone Grey
Fascia	Sandstone Grey
Guttering	Sandstone Grey
Downpipes	Sandstone Grey
Flashing	Sandstone Grey
INTERIOR LININGS	
Insulation Batts	Walls R2.8 Ceilings R4.1
Plaster Board	10mm Gib to walls, 13mm Gib to Ceilings (Water Resistant Linings to Bathroom)
Stopping	Grade 4 Paint Finish
External Corners	Square Finish
Skirting	60 x 12mm painted finished timber
Architraves	N/A



# Construction Specifications

KITCHEN	
Oven (All appliances subject to availability)	60cm Fisher & Paykel 5 function OB60SC5CEX2
Hob (All appliances subject to availability)	60cm Fisher & Paykel Induction Cooktop, 4 zones CI604CTB1
Dishwasher (All appliances subject to availability)	Fresstanding Fisher & Paykel DW60FC4X1
Rangehood (All appliances subject to availability)	60cm Fisher & Paykel Integrated Rangehood HP60ICSX3
Splash Back	White Subway Tiles
Sink Mixer	Soul Goose Neck
Drawers	With cutlery inserts, soft close
Cupboards	Bestwood Ranfurly Oak, Bestwood White
Bench Surface	Granite stone top (White)
BATHROOM	
Bathroom Shower	Fully tiled floor and back shower wall with acrylic base all units
Vanity	Citi wall hung 900 - 1000mm (main bathroom) Tivolo 400mm (downstairs WC)
Tapware	Soul basin mixer
Heating	Serene 2.4kw bathroom heater
Mirror	Square 900-1000mm glass mirror over vanity
Toilet	Uno CC back to wall toilet suite
Toilet Roll Holder	Heirloom Aaron toilet roll holder

# Construction Specifications

LAUNDRY	
Washing Machine	Fisher & Paykel Combo Front Loader
Dryer	Fisher & Paykel Combo Front Loader
LANDSCAPING	
Driveway	Concrete driveway with falls to drain stormwater runoff, curb and channel
Fencing	1.8m high rail and paling fencing, timber boundary fence with vertical slats
Patios	Kwlia decking 140mm
Clothesline	Fence hung foldable clothesline
Letterbox	x5 Square Letter boxes
Exterior Plumbing	x2 Taps
Planting	As Per Landscaping design





# Landscaping Plan



## Notes

All trees to be planted at a minimum height of 1.5m  
Species list is indicative only - alternative species could be used to achieve a similar effect, and may be required subject to prior approval. A landscape architect or horticulturist should be consulted regarding plant choice prior to construction.

Architectural 2 Bike Rail - Base Plate



Supplier: Secur@like  
Product Code: BR858  
Dimension: 850mmW x 800mmH  
Material: -40NB (50.0) x 1.3mm light Duty Galvanised  
Page

## Plant Palette

- Lawn
- Site boundary
- Bark mulch
- Concrete with rolled finish - driveways and car park spaces
- Exposed aggregate concrete
- Concrete with sawdust or concrete pavers
- 6mm round pea gravel
- 600 x 300mm concrete block paver
- 1.2m high 50% permeable vertical 50 x 50mm pinus radiata slat fence
- 1.8m high solid timber slat fence, stained charcoal
- Bins
- Folding cathedrae (indicative)
- Architectural 2 Bike Rail - Base Plate
- Cercis canadensis* 'Hearts of Gold' 3mH x 2mW
- Cornus 'Eddie's White Wonder'* 4mH x 4mW
- Liriodendron 'Toupe'* 0.5mH x 1.1mW
- Liriodendron 'Yellow'* 0.5mH x 1.1mW
- Dianella 'Inga'* 0.7mH x 0.5mW
- Ptilotus 'Ptilotus'* 0.2mH x 0.5mW
- Coprosma 'Greeny's'* 2mH x 0.8mW
- Coprosma 'Kiki'* 0.5mH x 2mW
- Lomandra 'Lime'* 0.6mH x 0.6mW
- Trachospermum* 0.5mH x 0.8mW

 Level 1, 17 Sir Gai Simeon Dr, Christchurch bud@sublimearchitecture.co.nz	job title: <b>161 SIMEON STREET                  TOWNHOUSES</b>	drawing title: <b>LANDSCAPE                  CONCEPT PLAN</b>	legal description: <b>161 SIMEON STREET,                  SPREYDON</b>	date of issue: 04 Oct 2022 status: Concept Set version: v1 designer: Greta C. draughtsman: Greta C.	revision log: Rev ID   Change Name   Revision A   Concept Plan   1,125 @A.3 B   Concept Plan   2,107.9 C   Client Revisions   Kelsa A. D   Client Revisions   Kelsa A. E   Client Revisions   Kelsa A. F   Unit Layout Adjustments   Kelsa A. G   Client Revisions   Kelsa A.	scale: 1:125 @A.3 job number: 2,107.9 created by: Kelsa A. checked by: Greta C. intended: Greta C.	RevID: <b>G</b> sheet: <b>L01</b> of: <b>03</b>
	Chrischurch City Council   Approved Resource Consent Plan   RMA/2022/790   20/10/2022   Page 2 of 12			The project has been designed for the client and remains copyright to Sublime Architecture Ltd. All dimensions, building codes, and references to standards whether building codes, are relevant to the jurisdiction of the client. All services to be confirmed prior to construction. Designs should be considered rather than specifications. Dimensions should be confirmed rather than ascertained from architectural drawings.			

# Reasons to buy off plans

1. Brand new home
2. Modern building code
3. Pay your deposit now, pay the rest when built
4. Banks like lending on new builds
5. LVR (loan to value ratio) restrictions are favourable
6. Often we will give you a fixed price
7. No EQC claims to worry about
8. Low maintenance
9. No open homes
10. Great potential growth

Watch our video for further information on why its a great idea to buy off plans:

[https://www.youtube.com/watch?v=\\_DkBmUkrBO0](https://www.youtube.com/watch?v=_DkBmUkrBO0)





# How it works

After seeing the property advertised, download the Property File and review the information pack



Get in touch with any questions, request a meeting if required and/or register your interest



After seeking legal advice, sign a conditional Sale and Purchase Agreement. Once the Sale and Purchase Agreement is also signed by the Vendor, the property goes under contract and you carry out your Due Diligence with your advisors



Once you have completed and confirmed your Due Diligence the 10% deposit will be payable



Once the build is complete, pay the balance of the purchase price and get the keys to your new home!

# Why Cowdy?

The Christchurch market is our specialty.

Cowdy was founded in 1979 and over the years has positioned itself as a widely recognised and sought after real estate agency. Establishing itself with a reputation based on family values, integrity and a commitment to good communication. Our personalised approach allows us to amplify this local knowledge to our client's advantage.

We have built a network within the Canterbury real estate industry and are a member of the New Zealand Realtors Network, a national organisation for independent agencies - one of New Zealand's largest referral networks.

Working seamlessly within the three sectors of residential, commercial and property management gives us a unique perspective of the local property market.

One thing that will never change is our belief that what matters most to people is a personal service combined with an impeccable eye for detail.

It's what we call the Cowdy Standard.



# Pricing

UNIT	BEDROOM	BATHROOM	CARPARK	M <sup>2</sup>	PRICING (OFFERS OVER)
1	2	1.5	1	70.22m <sup>2</sup>	\$589,000
2	2	1.5	-	70.58m <sup>2</sup>	\$559,000
3	2	1.5	1	70.45m <sup>2</sup>	\$579,000
4	2	1.5	1	70.44m <sup>2</sup>	\$579,000
5	2	1.5	1	70.44m <sup>2</sup>	\$589,000

To download the property file, please copy & paste the following link:

<https://www.propertyfiles.co.nz/property/RX3337006>



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# Rental Appraisal



## your rental assessment

THANK YOU FOR ALLOWING ME TO  
PROVIDE A RENTAL APPRAISAL FOR  
THE PROPERTY SITUATED AT  
161 SIMEON STREET, SPREYDON.

20th July 2022



This brand new townhouse development to be built presents 5 modern design townhouses, offering 2 double bedrooms and 1 bathroom. Downstairs, the kitchen, living and dining area are open plan with access to a private and secure outdoor courtyard. There is the added bonus of a separate WC downstairs, and 4 of 5 townhouses have an allocated carpark.

Depending on the rental market at the time, for a long term rental agreement, we would expect to achieve a weekly rental of between

- \$500 - \$520 per week for the 2 bedroom, 1 bathroom townhouses with a carpark
- \$460 - \$475 per week for the 2 bedroom, 1 bathroom townhouse without a carpark

Our team at Cowdy are qualified, experienced, well informed and motivated.

We're 100% focused on property management – finding the right tenants for your property, checking you receive your rent regularly, and keeping your valuable investment in great condition.



Janice Cowdy

Director  
Property Management  
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# Sorting your finance, at no cost to you.

We all want the best when it comes to buying property, and the same applies for obtaining lending.

You may be surprised to learn there is a difference in lending abilities across lenders comparatively. As part of New Zealand's largest mortgage advice brand, Rodney and Staci from Loan Market Agile work on your behalf with all major banks and lenders. For the same, or even less, effort required for an application with one bank, they can gain you access to over 20 different lenders. Rodney and Staci give you the confidence of knowing you have the best possible approval from the outset of your buying journey.

Whether you are a first home buyer, investor, or owner- occupier moving homes, Loan Market Agile pride themselves on providing prompt, expert, and friendly advice – at no cost to you. There is no one size fits all when it comes to lending, and Rodney and Staci are passionate about finding the best finance for your situation, including structure advice when you come to settle your new home purchase.

We encourage you to contact Loan Market Agile when commencing your buying journey. Even if you have an existing approval in place, they will ensure your lending approval reflects your maximum buying power.

## Rodney King

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# Disclaimer

## INFORMATION MEMORANDUM

This Information pack has been prepared solely to provide information in order to assist interested parties in making their evaluation of the property and does not purport to contain all the information that a prospective purchaser may require.

In all cases interested parties must conduct their own investigation and analysis of the property and the data set out in this report to satisfy themselves in all respects.

This report has been prepared in good faith and with due care by Cowdy Real Estate REAA 2008 but neither Cowdy Real Estate nor the Vendor accept responsibility for the accuracy of any part of the information contained in this report. Therefore the recipient/s of this information pack rely on the information contained herein entirely at their own risk.

## PLEASE NOTE

The Vendor reserves the right not to accept any offer and, without limitation, the Vendor is not obliged to accept the offer with the highest consideration. The Vendor may, in its absolute discretion, negotiate with any person who submits an offer or with any other person with respect to the sale of the Property and, at any time prior to the exchange of binding contracts, may withdraw the Property from sale.

No person is entitled to any redress against the Vendor if the Vendor exercises that discretion.

The Vendor is not responsible for any costs or expenses incurred by any prospective purchaser in preparing and lodging an offer.





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