

# Maroonah Street



URBAN ROAD



Urban Road makes homes that are functional, affordable, and adaptable to the lifestyles of our customers.

Our attractive and well-designed residential developments are created with our driving philosophy in mind: your space, your way. We carefully choose locations that offer convenient urban living, and build residences to our exacting high standards. These are homes that will stand the test of time.

Urban Road is on a mission to provide homes to Christchurch residents. And not just any homes: high-quality residential property which suits people of all ages and stages.

# URBAN

# ROAD

\*The images in this brochure are artist impressions and may be subject to change





# The Development



## 9a Maronan Street Woolston Christchurch

This development enjoys a fantastic location near the Heathcote River, a short hop from main routes which will take you to nearby New Brighton Beach and into central Christchurch. Everything you could need is close at hand here, from shops to entertainment facilities and green spaces.

There are eight units in total, seven of which are double-storey two-bedroom townhomes. We also offer one double-storey three-bedroom townhouse.



## Designed for living

We only work with the best to put together our Christchurch residential developments. That includes Design Workshop, an architectural collaboration between the talented Deva Barlow-Smith and Martin Harris. Their unique style of efficient, smart, and economical design, mixing classic and modern elements, is exactly what we wanted for this project.

The ground floor of each unit has an open-plan kitchen and living space, featuring TriStone benchtops and high-quality appliances. There's also a handy powder room and laundry space on the bottom floor.

Upstairs are the bedrooms, bathrooms, and built-in wardrobes.

Step outside to enjoy an easy-care outdoor space including a sunny north-facing outdoor entertaining area.

Added features of these units that make urban life easier include automatic gates to enter the complex, garden/bike shed and keyless front door systems.

## Could your home be here?

Our Maronan Street development is ideal for first home buyers or couples seeking a place to call their own in a location that allows them to make the most of city life. The low-maintenance nature of these brand-new units will also make them great prospects for investors.

Completion is expected March 2023. Securing your townhouse today requires just a 10% deposit with the balance due on completion. This makes buying easy, and a 10-year master Builders warranty provides purchasers with the ultimate peace of mind.



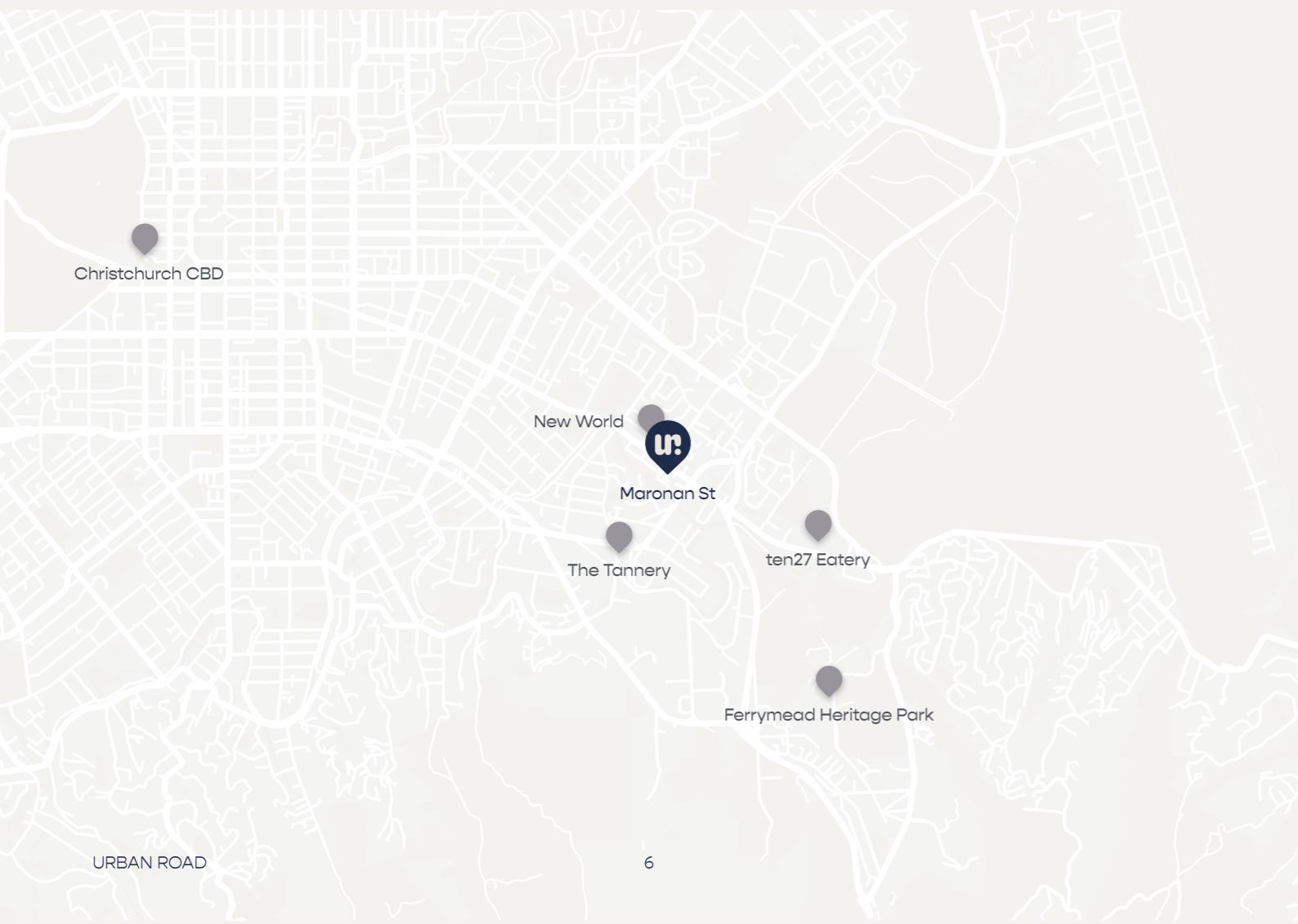
# Location

## What's nearby?

All of the necessary amenities are within easy reach of our Maronan Street development. There's a New World supermarket less than 300 metres from the gate; the closest bus stop is a 100-metre stroll. Boutique shopping centre The Tannery is just a one-kilometre drive or walk away.

It's ten minutes from the complex into the Christchurch CBD, and a few minutes in the other direction to the coast. The perfect spot for convenient urban living!

Bus Stop	100m
New World	270m
The Tannery	950m
ten27 Eatery	1.9km
Ferrymead Heritage Park	3.8km
Christchurch CBD	5.6km
Sumner Beach	6.5km

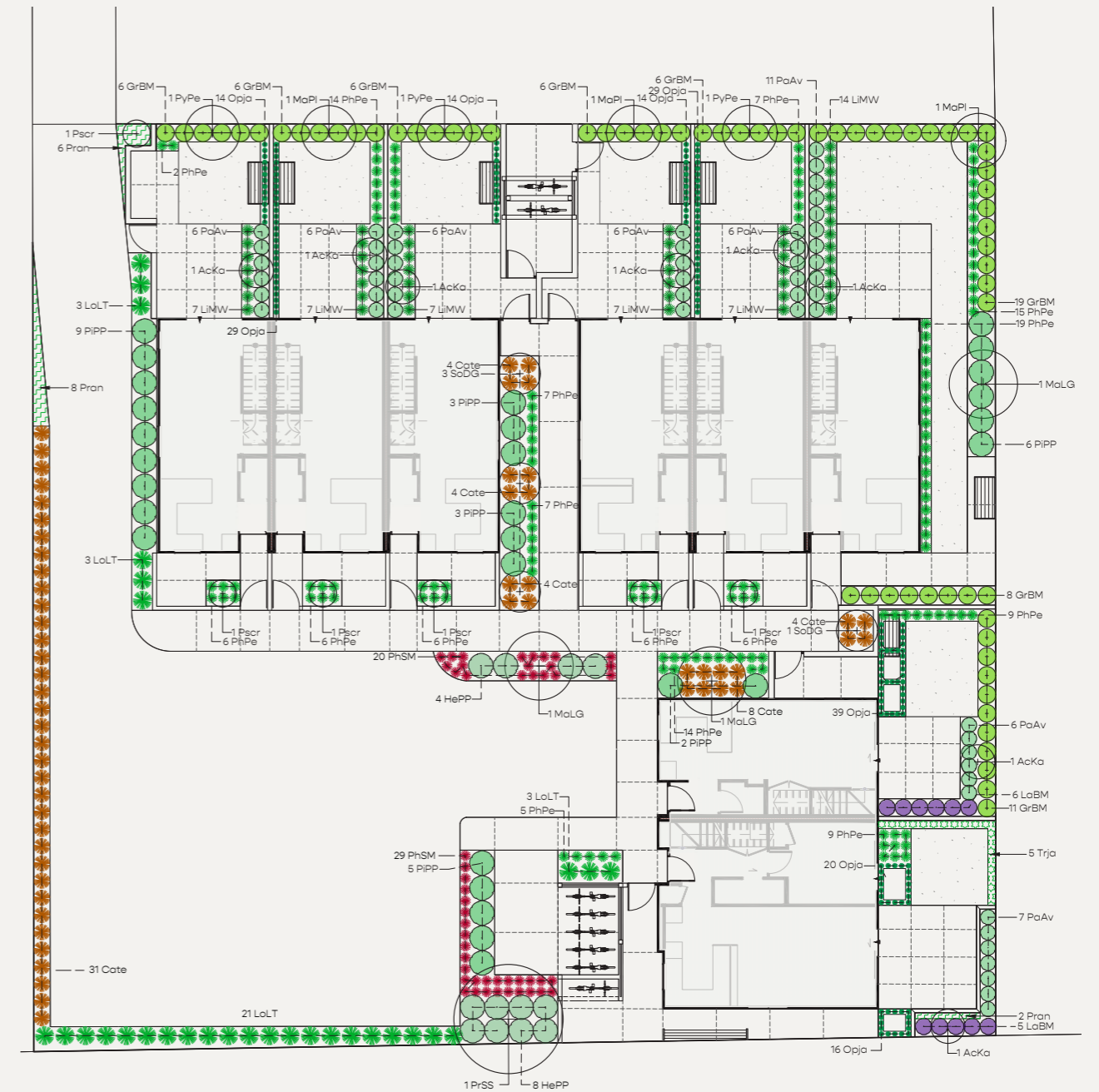
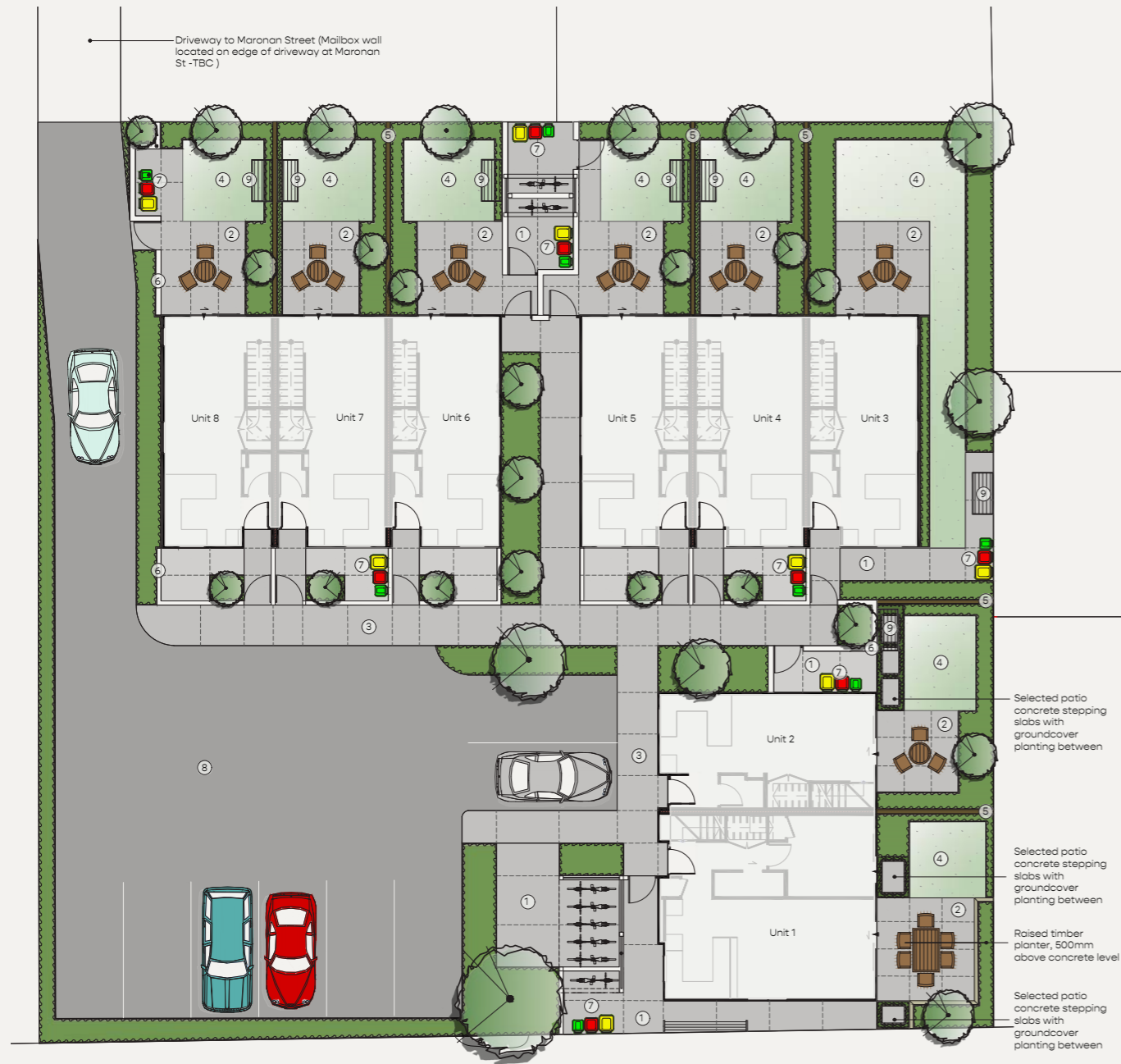


# Layout





# Landscape Plan



## LANDSCAPE PLAN

- Key
- 1 Coloured concrete paving for service/utility areas
  - 2 Coloured / sawcut concrete paving for private patios
  - 3 Coloured / sawcut concrete footpaths
  - 4 Lawn areas
  - 5 1.8m high timber board and batten fence
  - 6 1.8m high masonry wall with plaster finish
  - 7 Bins park
  - 8 Asphalt driveway and parking areas
  - 9 Selected fold out clothesline (1.2x0.6m or similar)

## SHRUB SCHEDULE

- | Key  | Botanic Name                           |
|------|--|
| Cate | Carex testacea                         |
| GrBM | Griselinia littoralis 'Broadway Mint'  |
| HePP | Hebe 'Pretty in Pink'                  |
| LaBM | Lavandula angustifolia 'Blue Mountain' |
| LIMW | Liriope muscari 'Monroe's White'       |
| LoLT | Lomandra 'Lime Tuff'                   |
| Opja | Ophiopogon japonicus 'Nana'            |
| PaAv | Parahebe 'Avalanche'                   |
| PhPe | Phormium 'Pepe'                        |
| PhSM | Phormium 'Sweet Mist'                  |
| PiPP | Pittosporum 'Pom Pom'                  |
| Pran | Pratia angulata                        |
| Trja | Trachelospermum jasminoides            |

## TREE SCHEDULE

- | Key  | Botanic Name                      |
|------|-----------------------------------|
| AcKa | Acer palmatum 'Katsura'           |
| MaLG | Magnolia grandiflora 'Little Gem' |
| MaPl | Malus ioensis 'Plena'             |
| PrSS | Prunus autumnalis 'Southern Gem'  |
| Pscr | Pseudopanax crassifolius          |
| PyPe | Pyrus salicifolia 'Pendula'       |
| SoDG | Sophora 'Dragons Gold'            |

# Unit 1

9a Maronan Street



3 Bed



1 Living



1 Car Space



2 Bath



97m²



This stylish three bedroom townhouse is spread across a two-story design allowing for elegant open plan living with efficient use of space.

The master bedroom features an attached bathroom and a slider, which opens to your own outdoor area. The upper level holds another two generously sized bedrooms and a bathroom.

For added convenience there are two toilets, one on each level, along with automatic gates to enter the complex for added security.

## Ground Floor



## First Floor



A skip and a jump to the beach and city centre. It's all happening here.





# Units 2—8

9a Maronan Street



2 Bed



1 Living



1 Car Space



1 Bath



1 Powder



72m<sup>2</sup>

These attractive two-bedrooms townhouses are spread across a two-story design allowing for open plan living with access directly to a generous north facing, outdoor area.

The upper level holds both bedrooms and the main bathroom. For added convenience there are two toilets, one on each level, along with automatic gates to enter the complex for added security.



Ground Floor



First Floor





## Your space, your way

We believe that a house should be a functional and affordable blank slate, a space that can become a true home for its intended residents.

When you are involved from the beginning of a build, you can make choices during the process to ensure that the finished product works for your lifestyle. So when it's time to move in, you'll be at home from the moment you cross the threshold.

From the colour of the cabinetry to the type of metal used for hardware, we love creating spaces that fit their inhabitants. To ensure that the process is easy and enjoyable, we have worked with interior designer Wendy Martins from Aveille Interiors. The result? A range of cohesive and attractive colour schemes that you can choose from as you make your home your own. It's the perfect mixture of expert input and personal choice; design decisions that are simple but very rewarding.

### Here's how it works:

- 1 You choose the colour scheme that matches your style from the four beautiful options listed on the next pages: **Modern, Whakataa, Coastal or Zen.**
- 2 You then pick the colour of your hardware and fittings: **Chrome or Black.**
- 3 Sit back and relax — we'll take care of the rest! Don't worry about the fixtures and chattels, as we've done the research to find quality options that come standard across all schemes.



## Exterior



PLASTER  
Resene Sea Fog



LINEA  
Resene Porter



JOINERY  
Ebony



ROOF  
Ebony



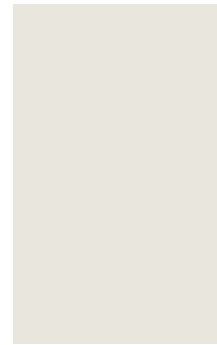
\*Additional charges apply to customise your space. Please enquire to find out more.



# MODERN

# WHAKATAA

As shown in images



PAINT  
Quarter Thorndon  
Cream



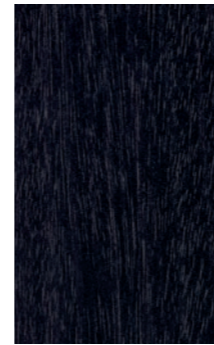
KITCHEN  
SPLASHBACK  
Casablanca White



KITCHEN BENCH  
Milk Grotto



KITCHEN LAMINATE  
Natural Oak



KITCHEN JOINERY  
Blackened Legno



PAINT  
Eighth Biscotti



KITCHEN  
SPLASHBACK  
Genesis White  
Desert



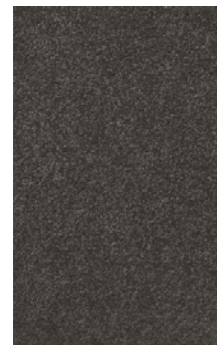
KITCHEN BENCH  
Concrete Quartz



KITCHEN LAMINATE  
Brown Oak



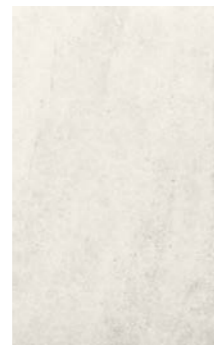
KITCHEN JOINERY  
Blackened Legno



CARPET  
Titanium



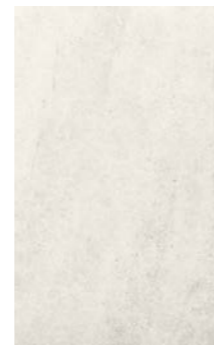
ROLLER BLINDS  
Charcoal



SHOWER TILE WALL  
Bianco



BATHROOM  
& POWDER  
SPLASHBACK  
Casablanca White



BATHROOM TILES  
Bianco



CARPET  
Cinder



ROLLER BLINDS  
Charcoal



SHOWER TILE WALL  
Genesis White  
Desert

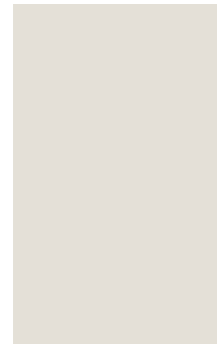


BATHROOM  
& POWDER  
SPLASHBACK  
Casablanca White



BATHROOM TILES  
Cashmere Grey

# COASTAL



PAINT  
Quarter Ecu White



KITCHEN  
SPLASHBACK  
Genesis White  
Desert



KITCHEN BENCH  
Altair



KITCHEN LAMINATE  
Classic Cool



KITCHEN JOINERY  
Bullet Pearl



CARPET  
Pearl



ROLLER BLINDS  
Charcoal



SHOWER TILE WALL  
Genesis White  
Desert

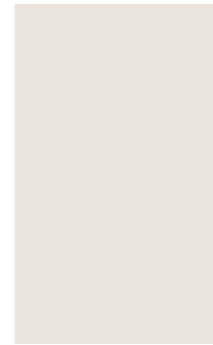


BATHROOM  
& POWDER  
SPLASHBACK  
Casablanca White



BATHROOM TILES  
Cashmere Grey

# ZEN



PAINT  
Half Milk White



KITCHEN  
SPLASHBACK  
Art Stone  
Impression White



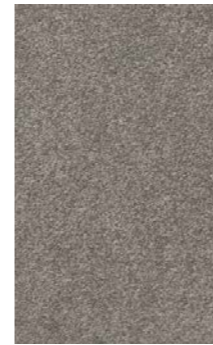
KITCHEN BENCH  
Altair



KITCHEN LAMINATE  
Light Grey



KITCHEN JOINERY  
Graphite Pearl



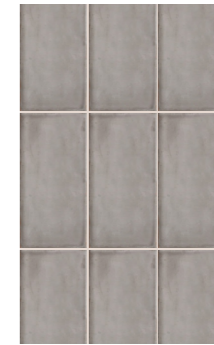
CARPET  
Nickel



ROLLER BLINDS  
Charcoal



SHOWER TILE WALL  
Art Stone  
Impression White



BATHROOM  
& POWDER  
SPLASHBACK  
May Grey



BATHROOM TILES  
Cashmere Grey



# Fittings & Hardware — Black



INTERNAL DOORS



CAVITY SLIDER



FRONT DOOR



CABINTRY DOORS



CABINTRY DRAWERS



KITCHEN TAPWARE



BATHROOM TAPWARE



KITCHEN SINK



SHOWER MIXER



SHOWER HEAD



TOILET ROLL HOLDER



TOWEL RAIL

# Fittings & Hardware — Chrome



INTERNAL DOORS



CAVITY SLIDER



FRONT DOOR



CABINTRY DOORS



CABINTRY DRAWERS



KITCHEN TAPWARE



BATHROOM TAPWARE



KITCHEN SINK



SHOWER MIXER



SHOWER HEAD



TOILET ROLL HOLDER



TOWEL RAIL

# Fixtures & Chattels

All Schemes



RANGEHOOD  
Ariston 52cm Undermount



COOKTOP  
Bosch 60cm Induction Hob



DISHWASHER  
Bosch Serie 2



OVEN  
Bosch Serie 2  
60cm Eco Clean



TOILET  
Back to Wall Toilet Suite



BATHROOM VANITY  
2 Drawer Wall Hung  
Charred Elm



POWDER ROOM VANITY  
Wall Hung Charred Elm



SHOWER  
Corner Shower Enclosure



HEATPUMP  
5.0/6.0kw  
Developers Series



HOT WATER  
MPVE 190L



LAUNDY TUB  
Smart Tub



MIRROR  
750mm Mirror Cabinet





## Pricing

Unit	Bedrooms	Baths	Interior M <sup>2</sup>	Car Park	Price
1	3	2	97m <sup>2</sup>	1	\$750,000
2	2	1.5	72m <sup>2</sup>	1	\$650,000
3	2	1.5	72m <sup>2</sup>	1	\$650,000
4	2	1.5	72m <sup>2</sup>	1	\$625,000
5	2	1.5	72m <sup>2</sup>	1	\$650,000
6	2	1.5	72m <sup>2</sup>	1	\$650,000
7	2	1.5	72m <sup>2</sup>	1	\$625,000
8	2	1.5	72m <sup>2</sup>	1	\$650,000



## How to Buy

1

If you'd like to enjoy your space, your way in this fantastic corner of Woolston, please get in touch with the team at Urban Road. We'll be glad to answer any questions you have about the property or purchasing process.

2

Once you have sought legal advice, sign the conditional sale and purchase agreement and carry out due diligence.

3

After you have completed your due diligence, place a ten percent deposit of the total purchase price.

4

Sit back and relax while we build your brand new home. Once the build is complete, pay the balance of the purchase price and move in.

# Rental Appraisal

Rental Appraisal

8 April 2022

Property Address	9a Maronan Street, Christchurch		
Description	3	2	1
Estimated Rent Range	\$560 – \$590 per week		

BCR Property Management appreciates the opportunity to present this rental proposal. With focus on delivering exception service to both our clients and tenants to ensure your investment is well looked after. BCR implements the latest in technologies to ensure our delivery of service and performance is efficient and world class. We would love to show you what makes us different over a coffee or video call.

*For further information contact*

**Nichola Roberts**  
Partner  
027 522 2999  
nichola@bcrproperty.co.nz

- Long Term Management
- Short Term Management
- Holiday Home Management
- Body Corporate Management

This report has been prepared based on information reviewed by Bell Cross Robertson Ltd. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income is on the presumption that the homes meet all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. The rental income is assumed to take advantage of expected market conditions at the time of release or availability for rent. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Bell Cross Robertson Ltd makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of this information contained herein. In particular Bell Cross Robertson Ltd does not warrant the accuracy, reliability or completeness or authorized use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by. Any person arising from the or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

[www.bcrproperty.co.nz](http://www.bcrproperty.co.nz)  
 0800 276 777

Rental Appraisal

8 April 2022

Property Address	9a Maronan Street, Christchurch		
Description	2	1.5	1
Estimated Rent Range	\$470 – \$500 per week		

BCR Property Management appreciates the opportunity to present this rental proposal. With focus on delivering exception service to both our clients and tenants to ensure your investment is well looked after. BCR implements the latest in technologies to ensure our delivery of service and performance is efficient and world class. We would love to show you what makes us different over a coffee or video call.

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