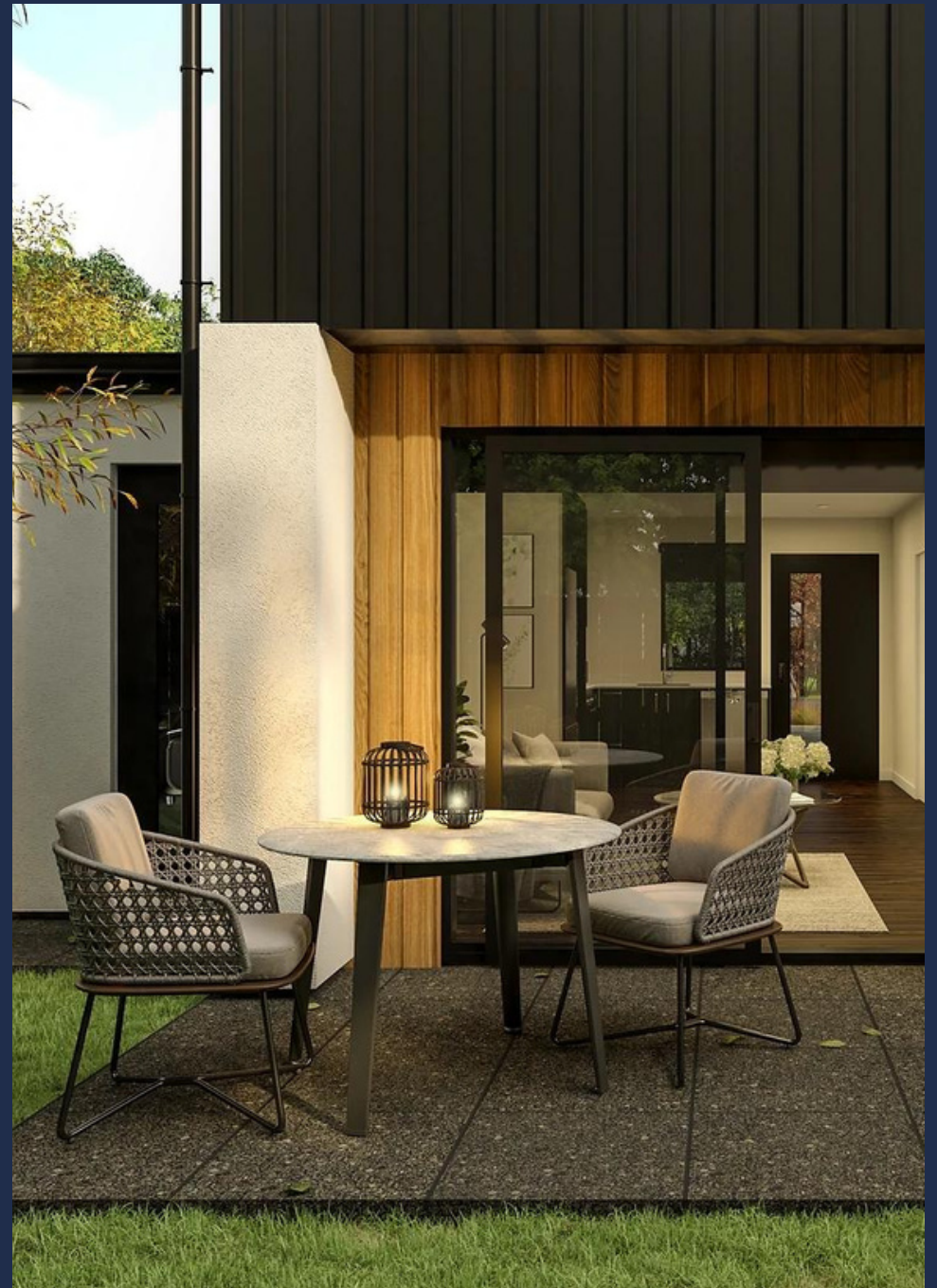




2 Everard St,
Somerfield





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



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

ROAD

The Development



2 Everard Street Somerfield Christchurch

With a top-notch location between central Christchurch and the scenic Port Hills, this development offers a fantastic lifestyle for city dwellers. All the amenities including a sizable mall are within a short walk of the development, and the city centre is easily accessible.

There are six units in total, five of which are double-storey two-bedroom town homes. The other is a one-bedroom studio apartment.



Designed for living

Our Everard Street project is another design by the talented Design Workshop team. Their unique blend of modern and rustic, classic and contemporary, shines through in the attractive interiors and exteriors of each home.

The living spaces are designed to be efficient, smart, and functional. We hope that each resident can make their space their own and create a home that works for their lifestyle.

The ground floor of each unit features a modern kitchen and open-plan layout. The stone benchtops and high-quality appliances make cooking a breeze, and the living area flows outside seamlessly.

The two bedroom units also have a handy powder room and laundry space tucked away for your convenience.

Upstairs are bedrooms, bathrooms and built-in wardrobes except for our studio apartment. We've designed this to fit all these elements across one level, comfortably.

Bedrooms are spacious and include built-in wardrobes. The two bedroom units also include their own study – perfect for those working or studying at home.

The outdoor spaces for each unit are private, low-maintenance, and feature a north-facing outdoor entertaining area.

Could your home be here?

Our Everard Street development offers low-maintenance, conveniently-located, and affordable homes that are perfectly suited to residents and investors from all walks of life. In particular, we believe that the complex will provide an ideal lifestyle for couples and first home buyers.

If you'd like to enjoy your space, your way in lovely Somerfield, please get in touch now. Construction is expected to be completed in April 2024.



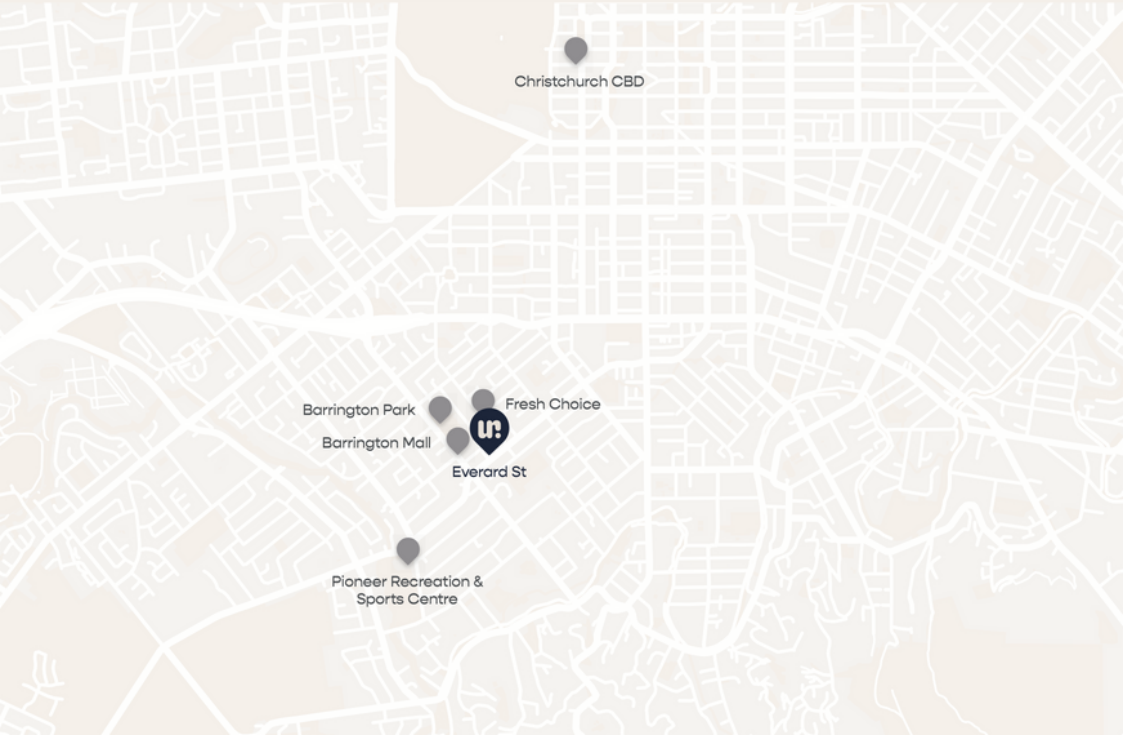
Location

What's nearby?

The development is just 100 metres from Barrington Mall, putting a wide array of retail outlets at your fingertips.

The CBD is less than five kilometres away — as is the Rapaki Track, one of the most popular scenic trails in the Port Hills.

Bus Stop	83m
Barrington Mall	100m
Fresh Choice	100m
Barrington Park	750m
Pioneer Recreation & Sports Centre	1.2km
Christchurch CBD	3.9km
Port Hills	5km



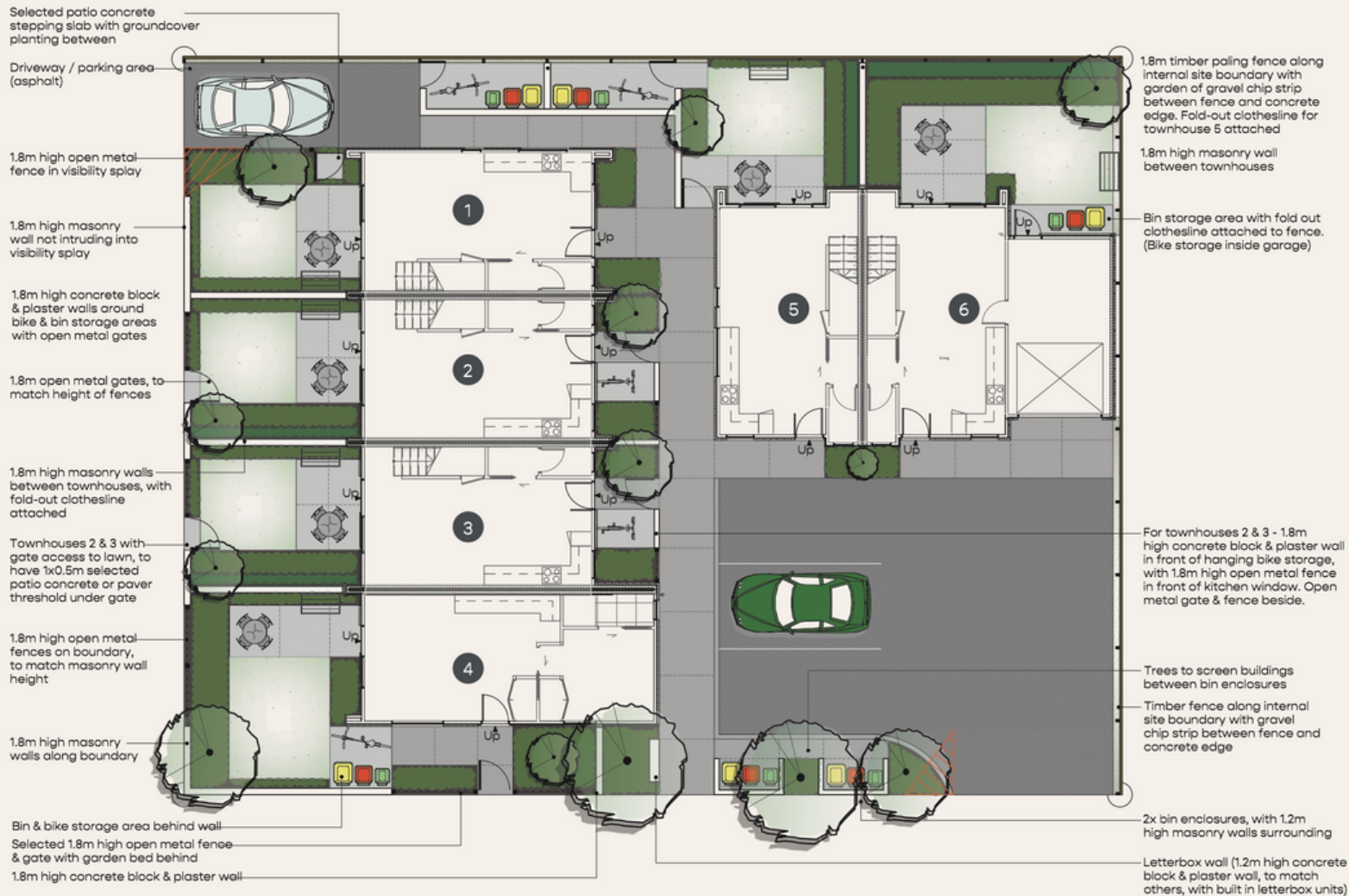
Layout



Landscape Plan

KEY

-  Proposed Tree
-  Garden Bed (total = 91.5m²)
-  Hedging
-  Lawn (total = 57.6m²)
-  Gravel Chip (5.3m²)
-  Fold-out clothesline (1.2x0.6m or similar)
-  Vertical bike storage (wall mounted bike hook)
-  Horizontal / conventional bike storage
-  Driveway / Parking (Asphalt) (125.8m²)
-  Coloured Concrete paving with sponged finish (76.5m²)
-  Natural Concrete paving with sponged finish (total = 62m²)
-  Step Location
-  20 series masonry walls with plaster & paint finish
-  Selected Open Metal Fence with matching gates & selected posts (heights specified on plan)
-  Bins
-  Visibility splay



Townhouses

1

2

3

5



2 Bed



1 Living



1 Car Space



1.5 Bath



71.8m²



GROUND FLOOR



FIRST FLOOR

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 a study - perfect for those working or studying at home.

These homes are positioned with careful consideration to privacy and sun, with the benefit of onsite parking.



Townhouse

4



1 Bed



1 Living



1 Bath



39.5m²

This attractive one-bedroom townhouse matches style with function and showcases the undeniable ease of townhouse living.

This space features an open-plan kitchen and living area, which extends effortlessly to the relaxing courtyard and garden. There is also one spacious bedroom with a built in robe which is serviced by a modern bathroom.

A heat pump complemented with the sunny orientation of this abode promotes comfort and energy efficiency throughout the year.



Townhouse

6



2 Bed



1 Living



1 Garage



1.5 Bath



90.4m²

This attractive two-bedroom townhouse is spread across a two-story design allowing for open plan living with access directly to a generous north facing, outdoor area.

This home is positioned with careful consideration to privacy and sun, with the benefit of an internal access garage.

The upper level holds both bedrooms and the main bathroom. For added convenience there are two toilets, one on each level, along with a study - perfect for those working or studying at home.



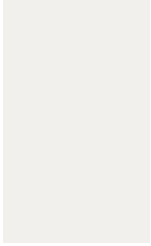
GROUND FLOOR



FIRST FLOOR



Exterior



Lightweight
Concrete with
Render Finish



Pine
Cladding



Metal tray style
cladding to match
roofing



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.

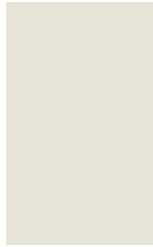
From the colour of the cabinetry to the type of hardware, we love creating spaces that you love. To ensure that the process is easy and enjoyable, we have worked with interior designer Wendy Martins from Aveille Interiors. The result? A range of cohesive and attractive colour schemes that you can choose 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 two beautiful options listed on the next pages: Modern or Coastal
- 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.



MODERN



PAINT
Quarter Thorndon
Cream



KITCHEN
SPLASHBACK
Casablanca White



KITCHEN BENCH
Spring Snow



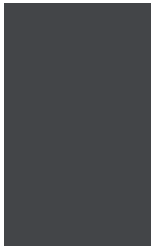
KITCHEN FLOORING
Natural Oak Colour



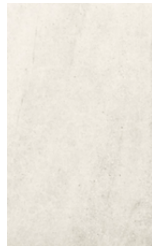
KITCHEN JOINERY
Blackened Legno



CARPET
Titanium



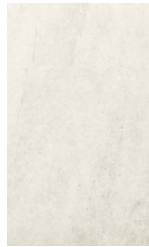
ROLLER BLINDS
Charcoal



SHOWER TILE WALL
Bianco



BATHROOM &
POWDER
SPLASHBACK
Casablanca White



BATHROOM TILES
Bianco

COASTAL



PAINT
Quarter Ecu White



KITCHEN
SPLASHBACK
Genesis White
Desert



KITCHEN BENCH
Santorini



KITCHEN FLOORING
Classic Cool Colour



KITCHEN JOINERY
Bullet Pearl



CARPET
Pearl



ROLLER BLINDS
Charcoal



SHOWER TILE WALL
Genesis White
Desert



BATHROOM &
POWDER
SPLASHBACK
Casablanca White



BATHROOM TILES
Cashmere Grey

Fixtures & Chattels



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
Acrylic Shower Tray, Tiled Walls



HEATPUMP
5.0/6.0kw Developers Series



WINDOW TREATMENT
Roller Blinds



LAUNDRY TUB
Tub with Storage



MIRROR
750mm Mirror Cabinet

Fittings & Hardware



INTERNAL DOORS



CAVITY SLIDER



FRONT DOOR



CABINETY DOORS



CABINETY DRAWERS



KITCHEN TAPWARE



BATHROOM TAPWARE



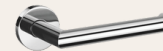
KITCHEN SINK



SHOWER MIXER



SHOWER HEAD



TOILET ROLL HOLDER



TOWEL RAIL

Pricing

	Unit	Bedrooms	Baths	Interior M2	Car Park	Garage	Price
SOLD	1	2	1.5	71.8m2	1		\$619,000
SOLD	2	2	1.5	71.8m2	1		\$599,000
	3	2	1.5	71.8m2	1		\$599,000
	4	1	1	39.5m2			\$489,000
SOLD	5	2	1.5	71.8m2	1		\$599,000
SOLD	6	2	1.5	90.4m2	1	1	\$649,000



How to Buy

- 1 If you'd like to enjoy your space, your way in this fantastic corner of Somerfield, 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

BCR
PROPERTY
MANAGEMENT

27th September 2023

Property Address	2 Everard Street, Somerfield, Christchurch		
Description	1 	1 	
Unfurnished	\$420.00 - \$440.00 per week On Street Parking		

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.

 **Simples Fees**

 **No Maintenance Fees**

 **100% Satisfaction Guarantee**

 **Long Term Management**

 **Short Term Management**

 **Holiday Home Management**

 **Body Corporate Management**

For further information contact

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

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
0800 276 777

Rental Appraisal

BCR
PROPERTY
MANAGEMENT

27th September 2023

Property Address	2 Everard Street, Somerfield, Christchurch		
Description	2 	1.5 	1 
Unfurnished	\$530.00 - \$540.00 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.

 **Simples Fees**

 **No Maintenance Fees**

 **100% Satisfaction Guarantee**

 **Long Term Management**

 **Short Term Management**

 **Holiday Home Management**

 **Body Corporate Management**

For further information contact

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

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
0800 276 777

Rental Appraisal

Rental Appraisal

BCR

PROPERTY MANAGEMENT

27th September2023

Property Address

2 Everard Street, Somerfield, Christchurch

Description

2



1.5



1



Estimated Rent Range

\$560.00 - \$580.00 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.

\$

Simple Fees



No Maintenance Fees



100% Satisfaction Guarantee



Long Term Management



Short Term Management



Holiday Home Management



Body Corporate Management

For further information contact

Nichola Roberts

Partner

027 522 2999

nichola@bcrproperty.co.nz

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

0800 276 777



URBAN ROAD

urbanroad.co.nz