



CANTERBURY

355 Barrington St,
Spreydon

equiti

Licensed under the REAA 2008



Completed development at Westminster Street, Christchurch

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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder

Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, & therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 900 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.



“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,
Christchurch

“

The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,
Christchurch





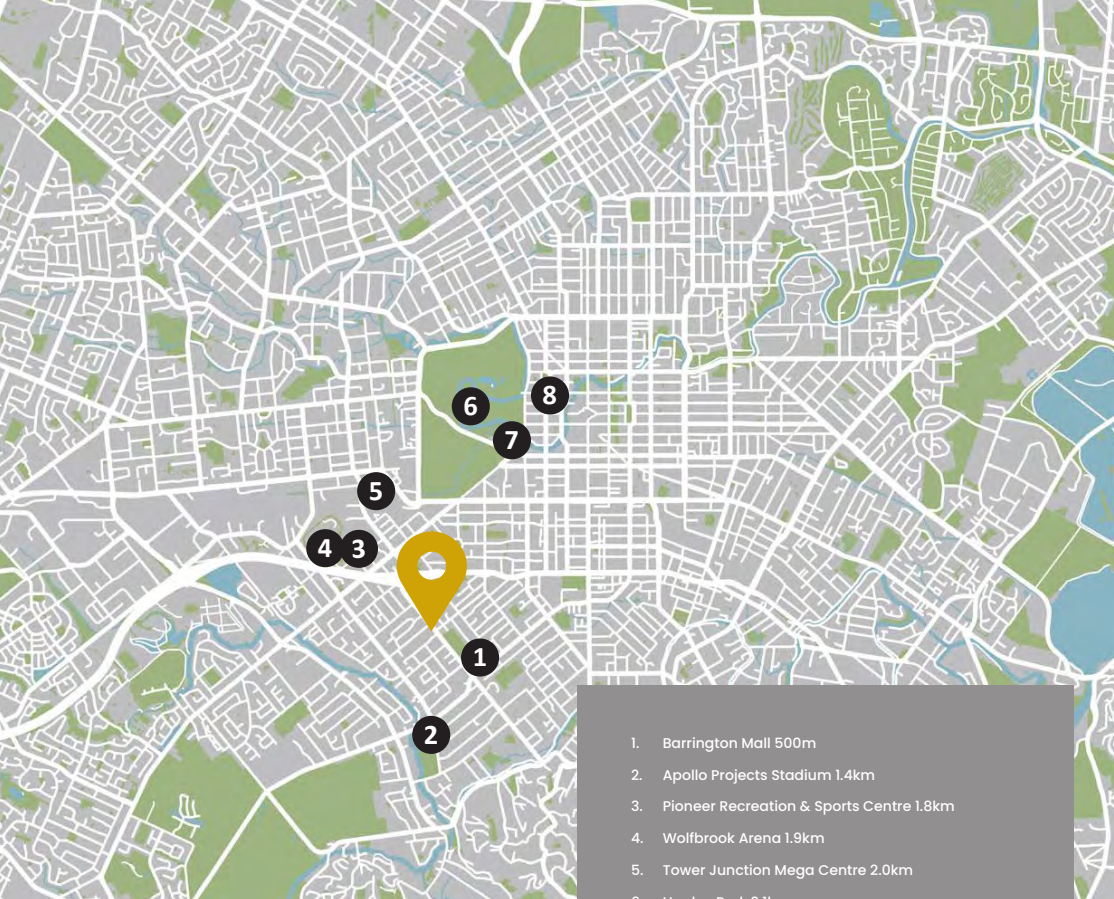
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The Development

Welcome to 355 Barrington Street, Spreydon — a boutique development of four thoughtfully designed townhouses, perfect for first-home buyers, investors, and downsizers alike. Offering three 2-bedroom, 1-bathroom homes and one spacious 3-bedroom, 2-bathroom home, all crafted to offer modern, low-maintenance living.

Designed with comfort and style in mind, each home features an open-plan kitchen, dining, and living area that flows effortlessly to a private outdoor space—ideal for relaxing or entertaining. The kitchens are equipped with premium Samsung appliances, sleek finishes, and smart storage solutions to enhance everyday convenience.

With a designated car park for each home, keyless entry for added security, and elegant contemporary interiors, these homes blend practicality with effortless style. Whether you're stepping onto the property ladder or adding to your investment portfolio, 355 Barrington Street presents a fantastic opportunity in a sought-after location.



Amenities



Location What's Nearby?

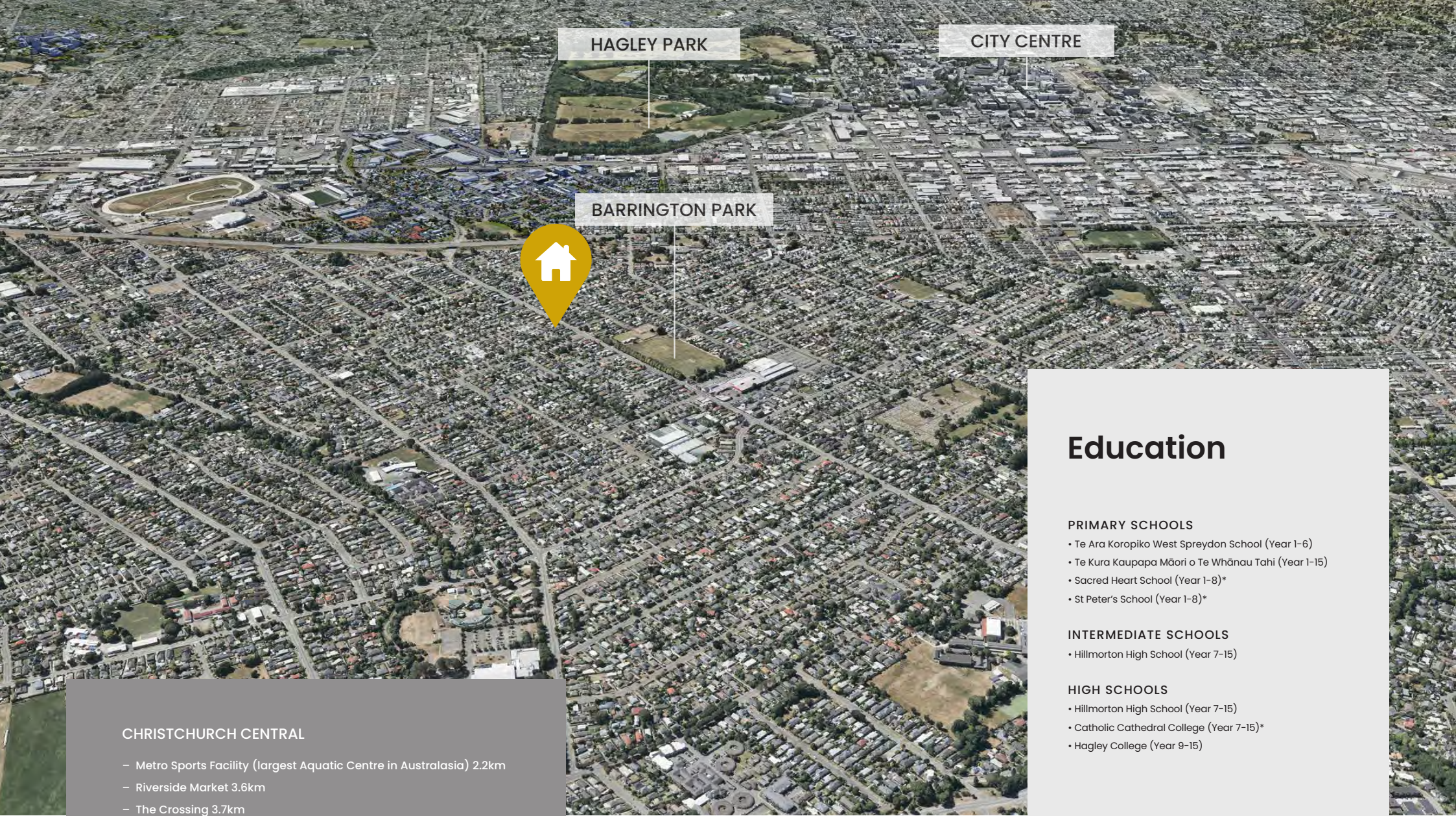
Situated in the heart of Spreydon, 355 Barrington Street offers the perfect balance of suburban charm and urban convenience. Families will appreciate the zoning for well-regarded schools, including Te Ara Koropiko West Spreydon School, Hillmorton High School, and Te Kura Kaupapa Māori o Te Whānau Tahi.

Everyday essentials are just a short stroll away, with Barrington Mall offering supermarkets, cafés, and retail stores, while Wolfbrook Arena and Tower Junction are only

1. Barrington Mall 500m
2. Apollo Projects Stadium 1.4km
3. Pioneer Recreation & Sports Centre 1.8km
4. Wolfbrook Arena 1.9km
5. Tower Junction Mega Centre 2.0km
6. Hagley Park 2.1km
7. Christchurch Hospital 2.9km
8. City Centre 3.9km
9. Christchurch Adventure Park 5.9km (out of view)

a quick drive from home. Outdoor lovers will enjoy having Barrington Park nearby, perfect for sports and relaxing.

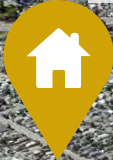
With great public transport options close by and the Christchurch CBD just a short commute away, this location is both connected and community-focused. 355 Barrington Street is the perfect place to enjoy modern living in a welcoming neighbourhood, making it a smart choice for homeowners and investors alike.



HAGLEY PARK

CITY CENTRE

BARRINGTON PARK



CHRISTCHURCH CENTRAL

- Metro Sports Facility (largest Aquatic Centre in Australasia) 2.2km
- Riverside Market 3.6km
- The Crossing 3.7km
- One NZ Stadium 4.1km
- Te Pae Christchurch Convention and Exhibition Centre 4.2km
- Christchurch Town Hall 4.6km

Education

PRIMARY SCHOOLS

- Te Ara Koropiko West Spreydon School (Year 1-6)
- Te Kura Kaupapa Māori o Te Whānau Tahi (Year 1-15)
- Sacred Heart School (Year 1-8)*
- St Peter's School (Year 1-8)*

INTERMEDIATE SCHOOLS

- Hillmorton High School (Year 7-15)

HIGH SCHOOLS

- Hillmorton High School (Year 7-15)
- Catholic Cathedral College (Year 7-15)*
- Hagley College (Year 9-15)

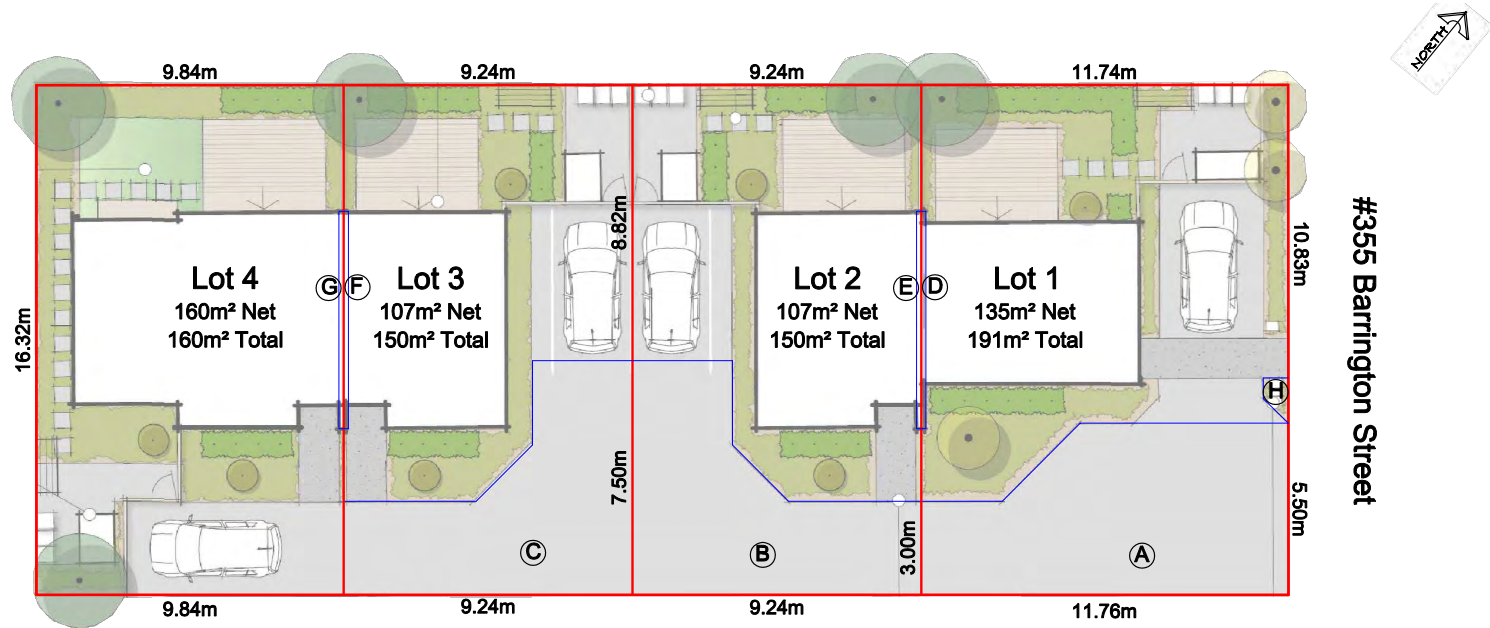
* By admission only

Landscape Plan



Subdivision Plan

Freehold Titles



Note:

- 1) Areas and dimensions are subject to final survey and deposit of plans.
- 2) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
- 3) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 4) This plan is subject to the granting of subdivision and/or land use resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

Relevant Consents:

TBC- Land use consent

TBC- Building consent

District Plan:

Land use Zone:

Residential Suburban Density Transition Zone

Planning Map: 38

Natural Hazards:

Liquefaction Management Area (LMA)

Other Notations

Christchurch International Airport Protection Surfaces

CONCEPT PLAN

For marketing purposes only

4x Lot Free Simple Subdivision

Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m ²	Land Size m ²	Price
1	2	1	1	73.1	191	\$619,000
2	2	1	1	71.6	150	\$609,000
3	2	1	1	71.6	150	\$609,000
4	3	2	1	92.0	160	\$699,000

Rental Appraisal



Monday, 17 February 2025

Thank you for the opportunity to appraise the four townhouses at:
355 Barrington Street, Christchurch.

- **Lot 1 (front unit) consists of 2 Bed | 1 Bath | 1 Carpark with a larger land size**
I have appraised the weekly rental for this unit at **\$540.00** per week in the current market.
- **Lots 2 and 3 (middle units) consists of 2 Bed | 1 Bath | 1 Carpark**
I have appraised the weekly rental for these units at **\$530.00** per week in the current market.
- **Lot 4 (rear unit) consists of 3 Bed | 2 Bath | 1 Carpark with a larger land size**
I have appraised the weekly rental for these units at **\$620.00** per week in the current market.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

Hayley Reid | General Manager

Wolfbrook Property Management

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz 10 Show Place, Addington, Christchurch 8024 wolfbrookpm.co.nz

Floor Plans & Design



GROUND FLOOR

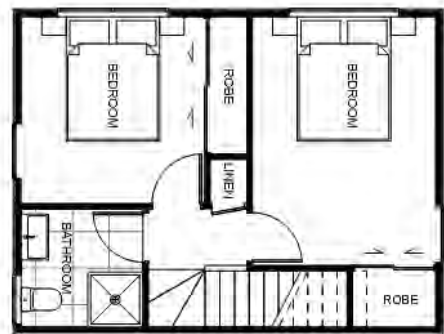


FIRST FLOOR

Floor Plans & Design



GROUND FLOOR



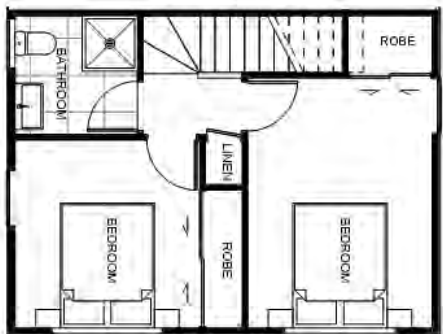
FIRST FLOOR

Floor Plans & Design

Unit 3



GROUND FLOOR



FIRST FLOOR

Floor Plans & Design



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

- Roof
- Gutter & Fascia
- Window Joinery
- Brick
- James Hardie Stria
- Soffits
- Entrance Door
- Window Shroud

- Colorsteel FlaxPod®
- Colorsteel FlaxPod®
- Colorsteel FlaxPod®
- Firth - Strata Brick - Antique Blend
- Resene Bokara Grey
- Resene Bokara Grey
- Colorsteel FlaxPod®
- Colorsteel FlaxPod®



Interior Finishes

- Hard Flooring
- Carpet
- Tiles

- Godfrey Hirst - Olympus Vinyl - Autumn Oak
- Feltex Cable Bay - Beech
- Reptiles - Pacific Mist Lappato - 600 x 600mm



Colour Scheme

- Ceiling
- Doors & Windows
- Walls & Skirting

- Resene Black White
- Resene Black White
- Resene Half Thorndon Cream



Kitchen

- Benchtop
- Cabinetry Colour 1
- Cabinetry Colour 2
- Handles
- Sink Mixer
- Appliances
- Splashback

- Primestone - Cardrona - Polished
- Bestwood - Limestone Velvet
- Prime - Baroque Velvet
- Archant Anizo - Brushed Nickel
- Robertson Ion Kitchen Mixer - Brushed Nickel
- Samsung - Stainless Steel
- Reptiles - Crest Vertical - White Matt - 75 x 300mm



Building Specifications

Construction

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

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Cedar & James Hardie Stria
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	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower	Atlantis – Botique 900x900mm – Easy Tile
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion Fittings – Chrome
Toilet	Newtech – Casalink Back to Wall Toilet
Vanity	Newtech Brookfield Double Tier – Planked Urban Oak – 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet – Planked Urban Oak – 750mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail – Chrome
Wall Heater	Goldair Bathroom Heater – 2000w – Stainless
Tiled Splashback	Reptiles – Crest Subway – White Matt – 75 x 300m

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck – planted w/ a mixture of plants & trees as per landscape plan

* Or similar



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.

Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung AIRISE WindFree™ Heatpump/Air Purifier
- Blinds – Blockout Roller Shades
- Faux-Timber Venetians (Kitchen & Bathroom)
- Digital Touch Pad – Schlage Artus – Satin Nickel
- Clothesline
- Boxdesign – Letter Box
- EV Charger – Supply and install available for an additional \$1,400.00 incl GST



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your 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.

Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



SHOWER

Shower Tiles: Pacific Mist Lappato 600x600mm

Splashback: Crest Tile White Matt

Glazing: Frameless Glass

FLOOR

600 x 600mm
Pacific Mist Lappato



Completed development at Raukawa St, Lower Hutt

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, don't hesitate to reach out to our team to discuss.

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



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Residents Society

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.

For more information visit wolfbrook.co.nz/residents-society

ESTIMATED ANNUAL LEVY

\$2900-\$3100

INCLUDING INSURANCE

Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest

quality in design and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Completed development at Dellwood Ave, Auckland



Our Building Guarantees

Home Completion Guarantee

Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee

We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty

If your new home isn't quite right we'll fix it.

10 Year Structural Warranty

Your new home will stand the test of time.

wolfbrook.co.nz

Purchasing a Wolfbrook Property

STEP 1.

Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

STEP 2.

Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

STEP 3.

Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

STEP 4.

Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

STEP 5.

Sit Back and Relax

Your new investment property is in good hands - professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.



Completed Developments

WOLFBROOK HAVE COMPLETED OVER 900 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



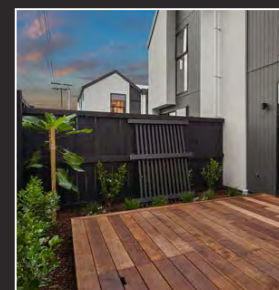
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units

The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company. She also assists the sales team with admin support.





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