

Malaga Crescent, Highsted

Premium living nestled amongst nature



Experience low maintenance living, all while being surrounded by green fields, parks, walkways and natural reserves.



Malaga Crescent

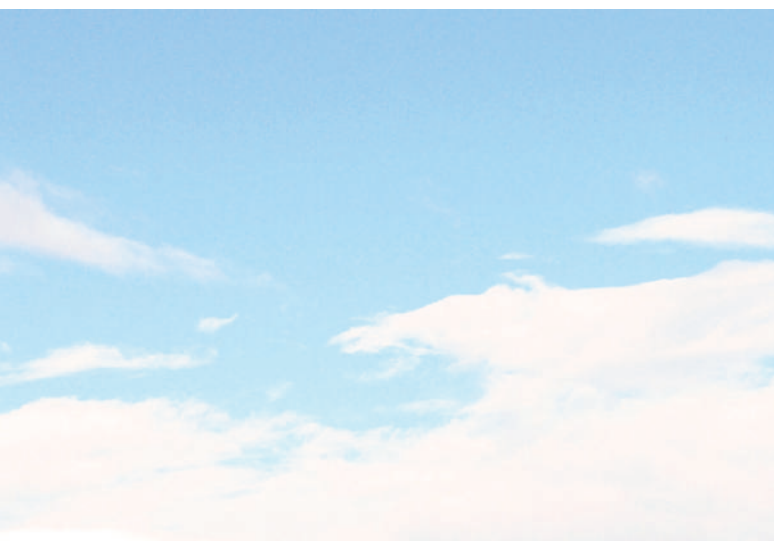
This development consists of 27 townhouses with a selection of two and three bedroom options.

Perfectly designed for low maintenance living, this development creates a true community feel.

Each townhouse offers modern, comfortable spaces with open plan living, neutral decor, and quality fixtures and fittings throughout.

Garaging and car parking are available to suit all needs and lifestyles. Enjoy outdoor living from patios, as well as an abundance of parks and natural reserves nearby.

This development offers all you need and want for a stylish, comfortable and convenient lifestyle.



Disclaimer: The information contained within this brochure is correct at the time of production.
For the latest information, please contact one of our sales consultants.
August 2023.

Malaga Crescent

Community

Malaga Crescent is located in the high value leafy suburb of Highsted. Bordering Tulett Park, these homes have unrestricted access to nature and recreation.

Highsted is the ideal place to live for those who love the outdoors with a multitude of parks, cycleways, reserves, and walkways conveniently all on your doorstep. Executive living close to schooling, supermarkets and still only 15 minutes to the Christchurch CBD.





IN THE AREA

- 1 Tulett Park
- 2 The Papanui Club
- 3 Kindercare Learning Centre
- 4 Cotswold School
- 5 The Berry Shop & Cafe (Summer only)
- 6 New World Bishopdale
- 7 Northlands Shopping Centre
- 8 Northlink Shopping Centre
- 9 Papanui High School
- 10 The Groynes
- 11 Christchurch Airport
- 12 City Centre



Landscape Plan



EXOTIC TREES



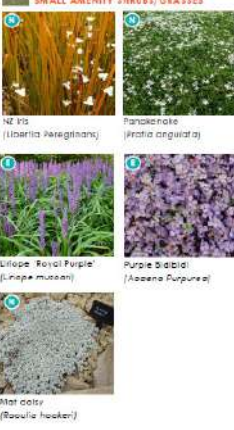
PLANT MIX A (>600MM WIDTH) LARGE AMENITY SHRUBS/GRASSES



NATIVE TREES



PLANT MIX B (<600MM WIDTH) SMALL AMENITY SHRUBS/GRASSES



HEDGES



PLANT MIX C RAIN GARDEN + CARPARK SHRUBS/GRASSES



WALTER CASE DRIVE

TULETT PARK

TULETT PARK

Floor Plans



*Artist Impression Only

TOWNHOUSES 2, 6, 7, 10-12, 14, 15, 21 & 22

2

1

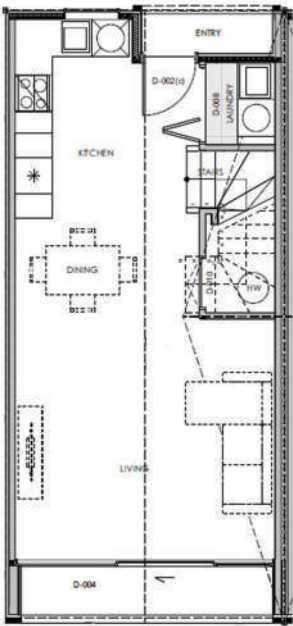
1

1

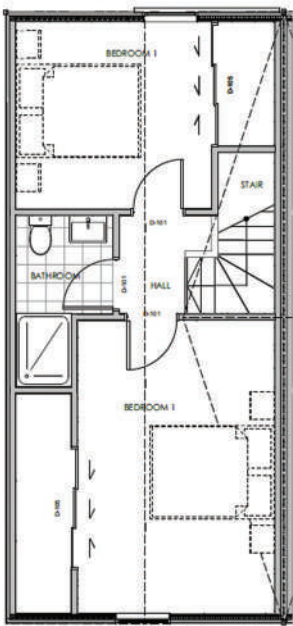
1

✓

78m²



Ground Floor



First Floor

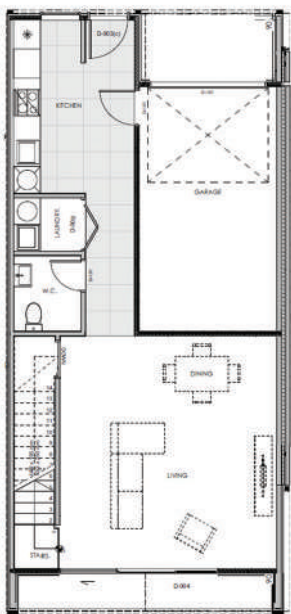
Floor Plans



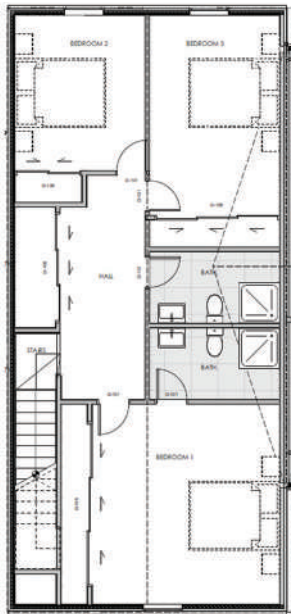
*Artist Impression Only

TOWNHOUSES 8, 9, 13*, 26 & 27

3	3	2	1	1	✓	147m ²



Ground Floor



First Floor

*Lot 13 floor plan is flipped.

Floor Plans



*Artist Impression Only

TOWNHOUSE 16-18

2

2

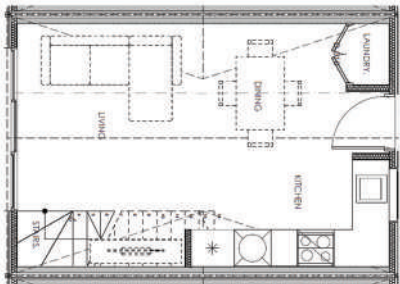
2

1

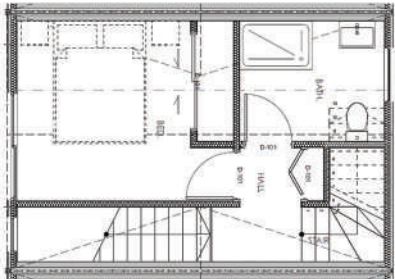
1

✓

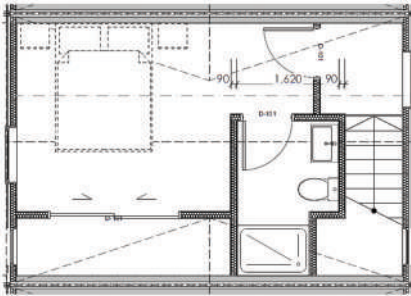
70m²



Ground Floor



First Floor



Second Floor

Availability List

BLOCK A

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Internal Measurement	Price
1	2	1	✓		78m ²	SOLD
2	2	1	✓		78m ²	\$699,000
3	2	1	✓		78m ²	\$689,000
4	3	2		✓	147m ²	SOLD

BLOCK B

5	3	2		✓	147m ²	SOLD
6	2	1	✓		78m ²	\$699,000
7	2	1	✓		78m ²	\$699,000
8	3	2		✓	147m ²	\$849,000

BLOCK C

9	3	2		✓	147m ²	SOLD
10	2	1	✓		78m ²	\$699,000
11	2	1	✓		78m ²	\$699,000
12	2	1	✓		78m ²	\$699,000
13	3	2		✓	147m ²	\$849,000

Availability List

BLOCK D

14	2	1	✓		78m ²	\$699,000
15	2	1	✓		78m ²	\$699,000
16	2	2	✓		70m ²	\$749,000
17	2	2	✓		70m ²	\$749,000
18	2	2	✓		70m ²	\$749,000

BLOCK E

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Internal Measurement	Price
19	3	2		✓	147m ²	SOLD
20	2	1	✓		78m ²	SOLD
21	2	1	✓		78m ²	\$699,000
22	2	1	✓		78m ²	SOLD
23	2	1	✓		78m ²	SOLD
24	2	1	✓		147m ²	SOLD

BLOCK F

25	3	2		✓	147m ²	\$879,000
26	3	2		✓	147m ²	\$879,000
27	3	2		✓	147m ²	\$879,000

Rental Appraisal



RENTAL APPRAISAL

Malaga Crescent, Harewood, Christchurch 2 & 3 Bedroom Townhouses

26 February 2024

Malaga Crescent, Harewood is a great location, close to Tullet Park and a short drive to the amenities of Northlands Shopping Centre and Christchurch Airport. Below is our assessment of these proposed townhouses.

Features will include: spacious double bedrooms with built-in wardrobes; ample storage areas; kitchen / dining / living opens out to private courtyard or private balcony.

Current rental market in Harewood and comparable suburbs – unfurnished dwellings listed on Trade Me:

Typology 1 - 2 bed 1 bath 1 carpark	
29 Webb St	\$550
1/5 Shearer Ave	\$550
2/552 Madras St	\$540

Typology 2 – 3 bed 2.5 bath 1 garage	
18 Henley Green	\$650
11 Koral Ln	\$650
111 Manakura St	\$600

Typology 3 – 2 bed 2 bath 1 carpark	
53 Mohua Ln	\$570
3/11 Halliwell Ave	\$560
6/31 Blair Ave	\$550

Based on assessing the property details and the market rent analysis, we appraise the rent at:

Typology 1 \$550 per week

Typology 2 \$650 per week

Typology 3 \$570 per week

Market rent data from Tenancy Services
01 July 2021 – 31 December 2023, Harewood

Townhouse Type	Upper Quartile
2 bedroom	No data
3 bedroom	No data

This report is a market appraisal based on the information provided by the developer at the time of assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. This appraisal is valid for 90 days from the date of this assessment.

Prepared by

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Rental Appraisal

RENTAL APPRAISALS



Type 1, Malaga Crescent, Christchurch 26 February 24

- 2 Bedrooms
- 1 Bathroom
- Allocated car space
- Open plan living, heatpump and modern appliances

\$490 to \$540 per week

Type 2, Malaga Crescent, Christchurch 26 February 24

- 3 Bedrooms
- 2 Bathrooms, 3 toilets
- Single internal access garage
- Open plan living, heatpump and modern appliances

\$620 to \$680 per week

Type 3, Malaga Crescent, Christchurch 26 February 24

- 2 Bedrooms
- 2 Bathrooms
- Allocated car space
- Open plan living, heatpump and modern appliances

\$530 to \$580 per week

To ensure you receive a lot of interest and a wide choice of potential tenants, we believe that the properties above will, in today's rental market, achieve a rental rate as noted above.



Monique Inglis

Business Development Manager

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Disclaimer: The above rental appraisal is based on our market opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

Auckland | Wellington | Christchurch
www.ironbridge.co.nz

Interior Colours Schedule Options

COLOUR SCHEDULE ONE (PRIOR) - TOWNHOUSES 18

					
Carpet Feltex Cable Bay Myer	Tiles Giovanni Isabel Mid Grey Lapatto	Kitchen Cabinetry Bestwood Melamine Subtle Grey	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Cardrona	Reveals, Doors, Soffits & Ceiling Dulux Okarito

COLOUR SCHEDULE ONE - TOWNHOUSES 3, 6, 7, 10-15, 17, 21 & 22

					
Carpet Feltex Cable Bay Myer	Tiles Giovanni Isabel Mid Grey Lapatto	Kitchen Cabinetry Prime Melamine DeSIGNa White Embossed	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Cardrona	Reveals, Doors, Soffits & Ceiling Dulux Okarito

COLOUR SCHEDULE TWO - TOWNHOUSES 2, 8, 16

					
Carpet Godfrey Hirst Windsor Twist Cockle	Tiles Giovanni Mainstream Silver Matt	Kitchen Cabinetry Prime Melamine Premium Oak Woodgrain	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Manorburn Half	Reveals, Doors, Soffits & Ceiling Dulux Okarito

COLOUR SCHEDULE THREE - TOWNHOUSES 9, 26 & 27

					
Carpet Feltex Cable Bay Coal	Tiles Giovanni Patrone Ebony Matt	Kitchen Cabinetry Prime Melamine Premium Oak Woodgrain & DeSIGNa White Embossed	Kitchen Benchtop Prime Stone XXL Coronet Peak Polished	Walls & Skirting Dulux Mokau	Reveals, Doors, Soffits & Ceiling Dulux Okarito

The townhouses listed above already have the colours selected.

Malaga Crescent

Exterior Colours



Aluminium Joinery
Downpipes
Fascia
Front Door
Flaxpod



Garage Door
Garage Door Reveals
Gutters
Roof
Flaxpod



Cladding
Axon
Flaxpod



Cladding
Weatherboard
Patina



Cladding
Axon
Triple Black White



Cladding
Weatherboard
Liquorice



Cladding
Axon
Sandstone Grey



Cladding
Weatherboard
Cedar

Fixtures and Fittings

PLUMBING AND FIXTURES

Basin Mixer – Ion

Sink Mixer – Ion

Shower Mixer – Ion

Slide Shower – Splash Plus

Toilet Seat – Bauer Back To Wall

Towel Rail – Heated

Vanity – Eva Wall Hung

APPLIANCES

Induction Cooktop – Smeg 60cm

Dishwasher – Smeg 60cm

Oven – Smeg Single Wall 60cm

Rangehood – Smeg Powerpack 60cm



Why Choose Us

Quite simply, we believe that we have more to offer from every angle.

We have extensive experience across the entire construction industry. With a large portfolio of homes already built throughout the country, we have the experience and scale to provide award winning quality and value.

Because we are independently owned and have operations throughout New Zealand, we have valued relationships with nationwide suppliers, which enables us to have the capability and commitment required to deliver a consistent product that stands the test of time in terms of both design and construction.

Our Brands

We partner with the best New Zealand and international brands.

Our scale enables us to bring you reputable brands and products at the best possible prices without compromising on quality.

This maximises the value and ensures a better home to live in today and into the future.



Master Build Guarantee



As registered members of the industry leading Master Builders Association of New Zealand, we provide a 10 year Master Build Guarantee, meaning you can rest easy knowing you're protected.

Healthy Homes

Our homes comply with the required healthy homes standards.



Notes



@mikegreerhomes



mikegreerhomes.co.nz