



## 5-9 Ayr Street, Riccarton, Christchurch

A selection of 2 and 3 Bedroom Townhouses



bringing  
you more.

more options. more convenience.



# Notes



# Development Overview

Ayr Street is a new central city development by the Mike Greer Group embodying an architectural aesthetic combining character features with contemporary style.

The development consists of 24 townhouses with a selection of two and three bedroom options.

Perfectly designed for the site, the development creates a true community feel.

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

Cycle parking, car parking and garages are available to suit all needs and lifestyles. Enjoy outdoor living from patios and balconies, a shared courtyard, as well as Hagley Park and Margaret Mahy Playground close by.

Ayr Street offers all you need and want for a stylish, comfortable and convenient inner city lifestyle.





# Development Plan

Ayr Street





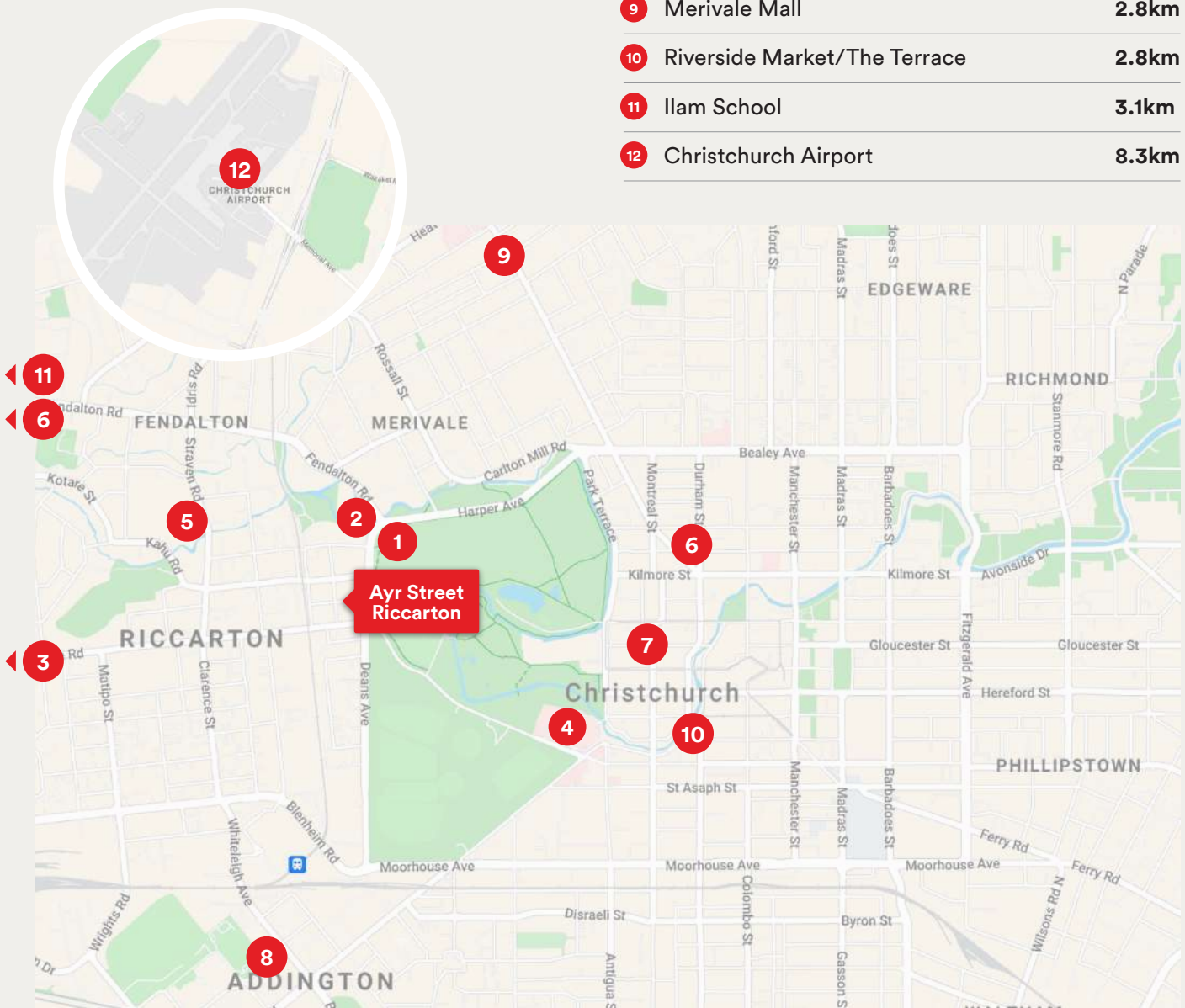
# Community

Situated just metres away from the heart of Christchurch's Hagley Park and only minutes from Westfield Riccarton, Merivale Mall, Victoria Street and the city centre, this location is outstanding.

Zoning for Ilam School, Christchurch Girls' and Christchurch Boys' High School creates exceptional value for your investment. Positioned in the perfect area ensures an exceptional and convenient lifestyle for years to come. The opportunity to live metres away from Hagley Park doesn't come up often, so now is the perfect time to live the best of both worlds - the convenience of the city, with acres of greenery on your doorstep.

## In the Area

1	Hagley Park	350m
2	Christchurch Girls High School	400m
3	Westfield Riccarton	1.1km
4	Christchurch Hospital	1.6km
5	Christchurch Boys High School	1.3km
6	University of Canterbury	2.1km
7	Christchurch CBD	2.5km
8	Orange Theory Stadium	2.6km
9	Merivale Mall	2.8km
10	Riverside Market/The Terrace	2.8km
11	Ilam School	3.1km
12	Christchurch Airport	8.3km





# Landscape Plan



- 1 Asphalt constructed as per CCC specifications. Drainage to be compliant with CCC drainage code. Concrete to be edged where required with minimum 75x25mm H4 RS pine battens.
- 2 Exposed aggregate concrete with decorative saw cuts, footpath, front entry, outdoor patio, and service areas.
- 3 Stamped concrete paved speed reducing area.
- 4 Turf area, recommend Rye, fescue, browntop blend turf, some unit without outdoor access may need use artificial lawn.
- 5 Garden areas, filled by the garden topsoil, use weed mat when planting, covered by bark mulch on surface.
- 6 2250mm x 1300mm foldable clothesline, Unit 9, 14-16, 18, 24, 1200mm x 680mm foldable clothesline, Unit 1-8, 10-13, 17, 19-23, installed as per manufactures specifications.
- 7 Post standing units mail box.
- 8 1.8m treated solid timber fence, Unit , 9, 18, 24 with gate, wooden frame to be suggested.
- 9 1.8m Pool fence.
- 10 1.5m screen fence.
- 11 Covered communal bike park, and individual bike shed for Unit 1, 9, 18, 24.

Con  
mon



**BASELINE**GROUP

Total Development Site Area: 2612m<sup>2</sup>

Total Landscape Area: 1150m<sup>2</sup>

Total Tree & Shrub Area: 360m<sup>2</sup>

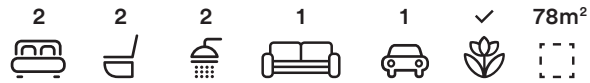
Total Lawn Area: 393m<sup>2</sup>

Outdoor Living Space: 706m<sup>2</sup>

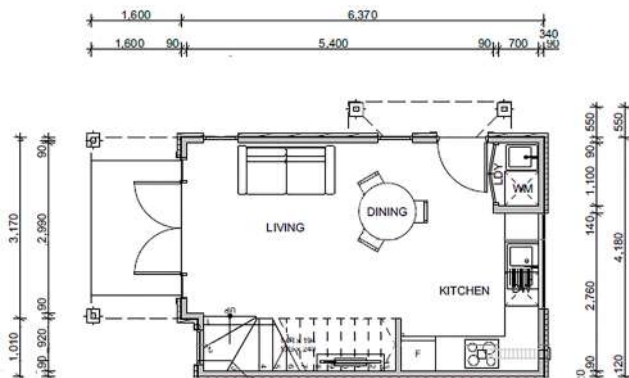


# Floor Plans

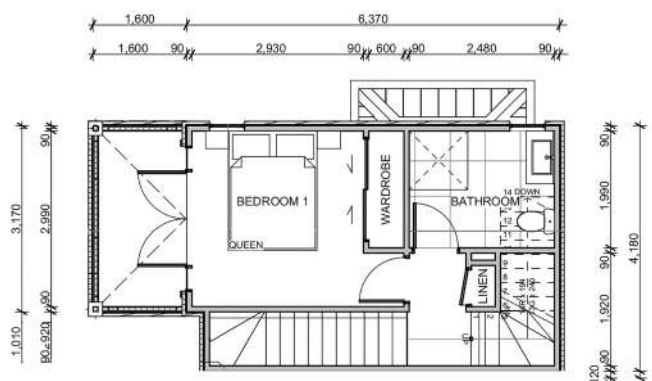
## Townhouse 1



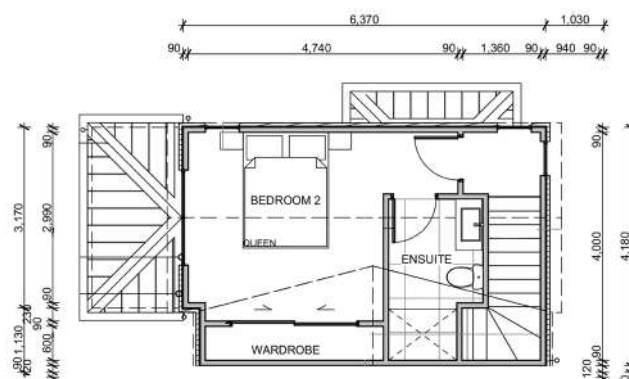
\*Artist Impression Only



Ground Floor



First Floor

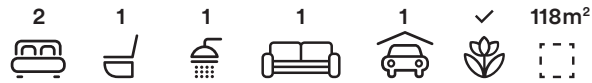


Second Floor

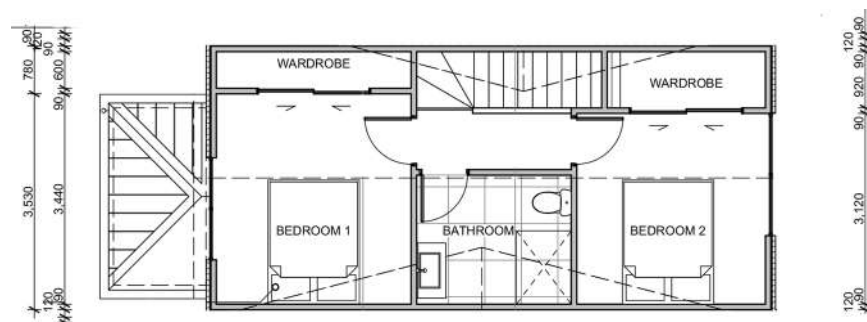
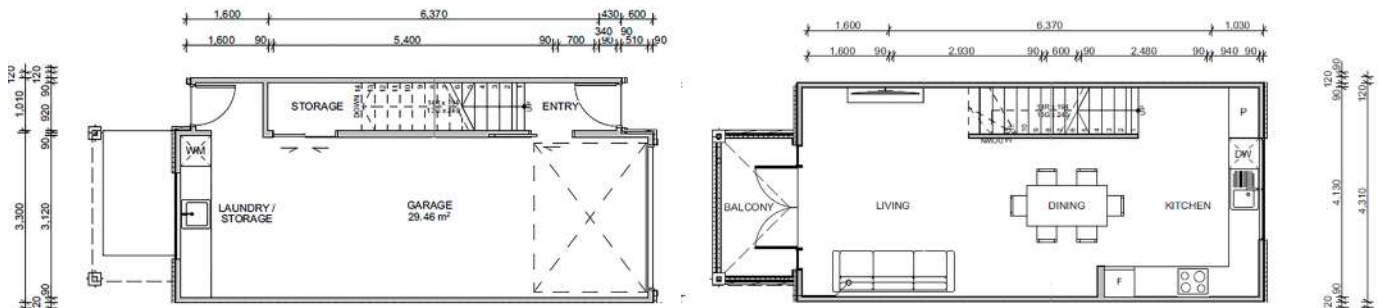


# Floor Plans

## Townhouse 2



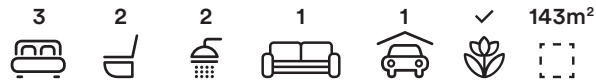
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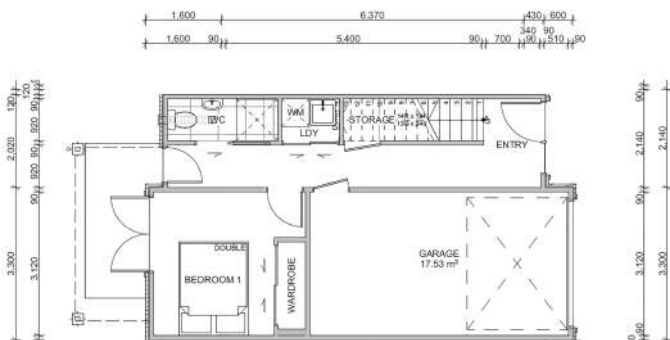


# Floor Plans

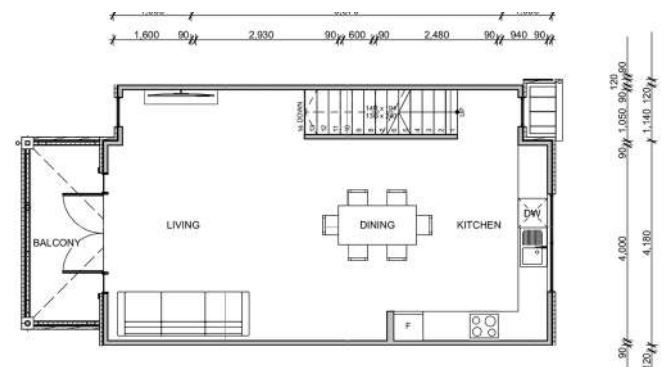
## Townhouses 3-7



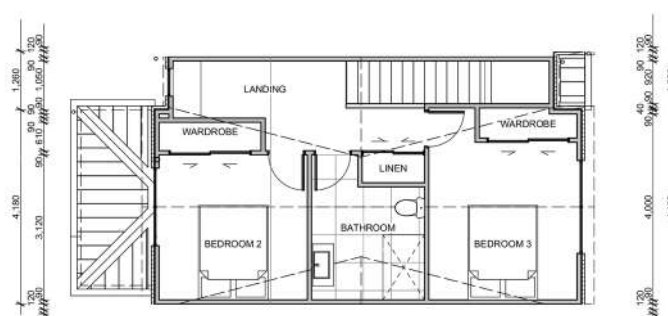
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Ground Floor



First Floor

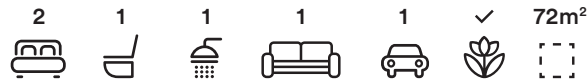


Second Floor

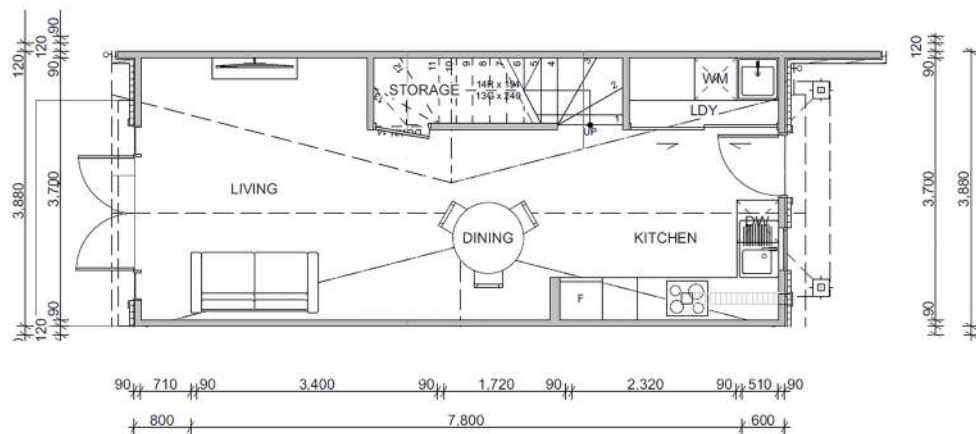


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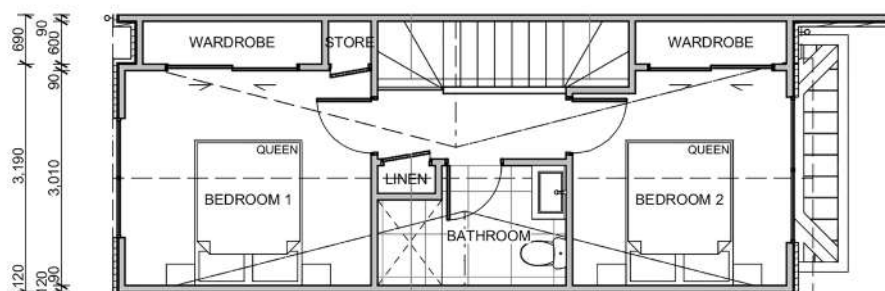
## Townhouse 8



\*Artist Impression Only



Ground Floor

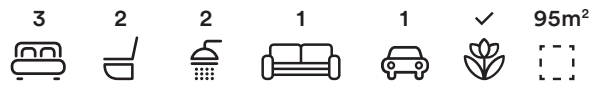


First Floor

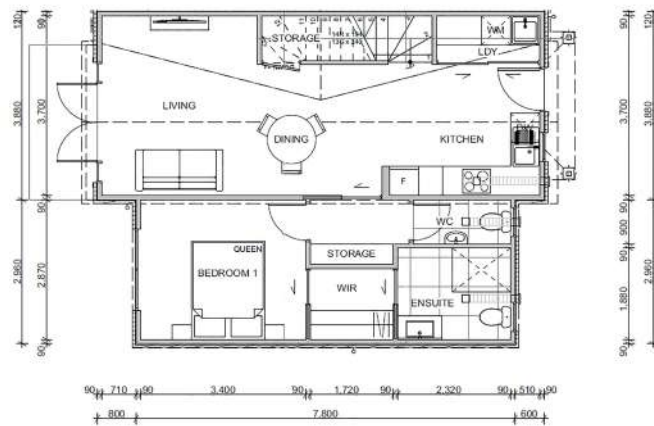


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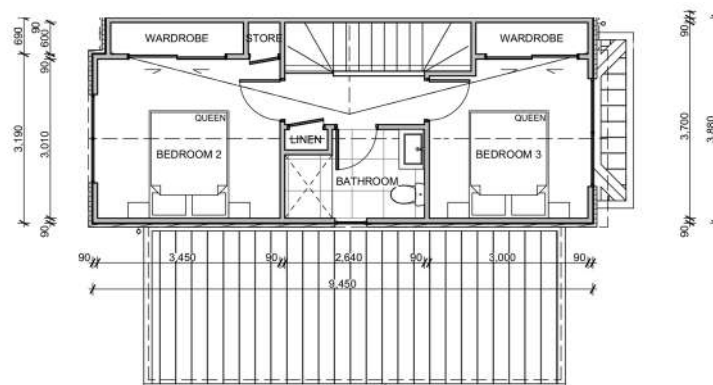
## Townhouse 9



\*Artist Impression Only



Ground Floor



First Floor



# Price List

## Block A

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Internal Measurement	Price
1	2	2	✓		78m <sup>2</sup>	<b>SOLD</b>
2	2	1		✓	118m <sup>2</sup>	<b>SOLD</b>
3	3	2		✓	143m <sup>2</sup>	<b>\$1,075,000</b>
4	3	2		✓	143m <sup>2</sup>	<b>\$1,075,000</b>
5	3	2		✓	143m <sup>2</sup>	<b>\$1,075,000</b>
6	3	2		✓	143m <sup>2</sup>	<b>\$1,075,000</b>
7	3	2		✓	143m <sup>2</sup>	<b>\$1,075,000</b>
8	2	1	✓		72m <sup>2</sup>	<b>SOLD</b>
9	3	2	✓		95m <sup>2</sup>	<b>SOLD</b>



# Exterior Colours



Aluminium Joinery  
Downpipes  
Fascia  
Front Door  
Flaxpod



Garage Door  
Garage Door Reveals  
Gutters  
Roof  
Flaxpod



Cladding  
AAC Panel/Plaster  
Resene Black White





# 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

Freestanding Dishwasher – Smeg 60cm

Oven – Smeg Single Wall 60cm

Rangehood – Smeg Powerpack 60cm



\*Artist Impression Only



# Rent Appraisal



## RENTAL APPRAISAL

### 5-9 Ayr Street, Riccarton, Christchurch 2 & 3 Bedroom Townhouses

26 February 2024

5-9 Ayr Street, Riccarton is a great rental location, within walking distance to Hagley Park and a short drive to the amenities of the city centre. Below is our assessment of these proposed townhouses.

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

**Current rental market in Riccarton and surrounding suburbs – unfurnished dwellings of a comparable standard listed on Trade Me:**

2 bed 1 bath	
4/8 Tonga Pl – <i>carpark</i>	\$550
5/88 Peverel St – <i>carpark</i>	\$550
17c Dickens St – <i>garage + carpark</i>	\$600
44 Mohua Ln – <i>garage + carpark</i>	\$610

2 bed 2 bath	
3/48 Stewart St	\$550
1/35 Chester St West	\$550
21 Mohua Ln – <i>carpark</i>	\$580
1/62 Elizabeth St – <i>carpark</i>	\$580

3 bed 2 bath	
3/24 Andover St – <i>carpark</i>	\$570
6/6 Darvel St – <i>carpark</i>	\$610
2/258 Armagh St – <i>garage</i>	\$700
1/333 Lincoln Rd – <i>garage</i>	\$700

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

2 bed 1 bath 1 carpark \$550 per week  
2 bed 1 bath 1 garage \$600 per week  
2 bed 2 bath no carpark \$550 per week  
2 bed 2 bath 1 carpark \$580 per week  
3 bed 2 bath 1 carpark \$650 per week  
3 bed 2 bath 1 garage \$700 per week

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

<u>Townhouse Type</u>	<u>Upper Quartile</u>
2 bedroom	\$530
3 bedroom	\$650

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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we take maximum care

PO Box 12016 Christchurch 8042





# Rent Appraisal

## RENTAL APPRAISALS



### Unit 18, Typology 4, 5-9 Ayr Street, Riccarton 22 February 24

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

\$520 to \$570 per week

### Unit 1, Typology 1, & 17 Typology 4, 5-9 Ayr Street, Riccarton

- 2 Bedrooms
- 2 Bathrooms
- No
- Open plan living, heatpump and modern appliances

\$510 to \$560 per week

### Units 8, Typology 6 & 24 Typology 5, 5-9 Ayr Street, Riccarton

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

\$480 to \$520 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**

Mobile: 029 7777 029

Email: [m.inglis@ironbridge.co.nz](mailto:m.inglis@ironbridge.co.nz)

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.

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# Rent Appraisal

## RENTAL APPRAISALS



### Units 19-23, Typology 1A, 5-9 Ayr Street, Riccarton 22 February 24

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

\$520 to \$570 per week

### Unit 9, Typology 7, 5-9 Ayr Street, Riccarton 13 June 2023

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

\$590 to \$650 per week

### Unit 2, Typology 5, 5-9 Ayr Street, Riccarton 13 June 2023

- 2 Bedrooms
- 1 Bathroom
- Single garage
- Open plan living, heatpump and modern appliances

\$520 to \$560 per week

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# Rent Appraisal



## RENTAL APPRAISALS

Units 14, 15 & 16, Typology 3, 5-9 Ayr Street, Riccarton 22 Feb 24



3 Bedrooms

2 Bathrooms

Single garage

Open plan living, heatpump and modern appliances



\$600 to \$670 per week

Units 3-7 Typology 2, & 10-13, Typology 3, 5-9 Ayr Street, Riccarton



3 Bedrooms

2 Bathrooms

Single garage

Open plan living, heatpump and modern appliances



\$600 to \$670 per week

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# 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.



143 Cranford Street, St Albans, Christchurch

5-9 Ayr Street, Riccarton, Christchurch

bringing you **more.**



[mikegreerhomes.co.nz](http://mikegreerhomes.co.nz)



@mikegreerhomes

**Disclaimer**

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