



ROSEFFERN

DEVELOPMENTS

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# ROSEFERN DEVELOPMENTS

PROUDLY INTRODUCE

## LOT 138 EMINENCE DR, GROYNES PARK, NORTHWOOD

CONCEPT DESIGN, INSPIRATION & SPECIFICATION

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ARTIST'S IMPRESSION



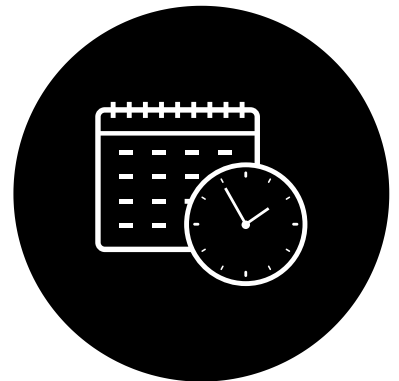
### SELLING NOW

3 Bedroom townhouse with  
single garaging + OSP.



### DESIRED LOCATION

Located in the desired subdivision  
of Groynes Park.



### PROMPT COMPLETION

Fully consented, completion on track  
for early 2022.





# LIFESTYLE LOCATION, CONTEMPORARY LIVING

The team at Rosefern Developments are proud to introduce this townhouse at Lot 138 Eminence Drive located in the Groynes Park subdivision, where you can enjoy the benefits of an architecturally designed and easy care living space with garaging, in an excellent family life style location.

This standalone property is located in the newly established subdivision of Groynes Park in Northwood; a high growth area underpins an excellent longterm property investment as well as provides spacious family living.

The location of the Groynes Park subdivision provides amenities galore, with Northwood Supa Centre and Northlands Shopping Centre just minutes away, where you can take your pick from the vast array of supermarkets, restaurants and shops.

Located 3 minutes from The Groynes - an ideal family leisure spot offering scenic walking tracks, fishing spots, picnic areas and a large dog park.

Zoned for Belfast Primary School, St Josephs, Middleton Grange, Papanui High School and Marian College.

Rosefern Developments pride themselves on presenting top quality and stylish living, offering aesthetically pleasing, bespoke and functional spaces in excellent locations; perfect as both owner occupied and tenanted properties.

Lot 138



3



2



2



1



1



323.6m<sup>2</sup> site area  
152.4m<sup>2</sup> GFA



ARTIST'S IMPRESSION

# ARCHITECTURAL STREET APPEAL

## Exterior Design

Embracing a contemporary balance of natural textures and colours, Lot 138 Eminence Drive is an excellent example of architectural street appeal.

Rosefern Developments aspire to produce functional, desirable homes built with consideration, location and quality as forethought.

The premium exterior selections for this property have been chosen by Rosefern Developments to provide top quality and longterm performance without compromising on style and overall aesthetic.

## Exterior Selections



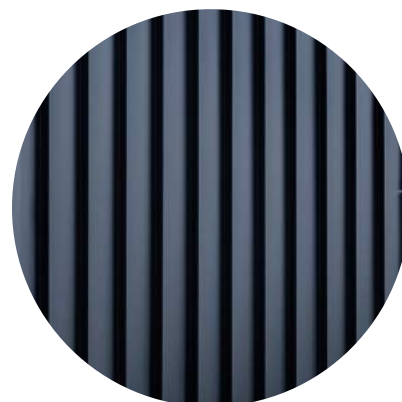
### FACADE SYSTEM

Resene INTEGRA lightweight facade system painted Resene Black White



### BRICK

Glazed brick with dark mortar - Euro Modus Metallic Black



### ROOF

Colorsteel profile roof & joinery - 'Ebony'



# INTERIOR STYLE APPEAL

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## Interior Design

Contemporary colour and natural texture palette selections create chic and contemporary living spaces.

Liveability and aesthetics work hand-in-hand to produce a product coveted by owner-occupiers and astute investors alike.

The premium selections for this property have been chosen by Rosefern Developments to provide top quality and longterm performance without compromising on style and overall aesthetic.

## Interior Selections



### COLOUR PACKAGE A: SOUTHERN ALPS

Throughout the South, the Southern Alps form the horizon line & are a timeless treasure - fresh & glacial.

Colour package A draws inspiration from the largest mountain range in New Zealand where glaciers descend from the permanently snow clad heights.

The 'Southern Alps' interior colour package is based on light and natural neutrals to create a soft yet contemporary atmosphere.



### COLOUR PACKAGE B: PUNAKAIKI

Little compares to the untamed natural wilderness and wonders of the West Coast - spectacular & grounded.

Colour package B draws inspiration from the rocky coastlines, moody rivers, mysterious caves and dramatic limestone formations of Punakaiki.

The 'Punakaiki' interior colour package is based on darker tones and natural neutrals to create an opulent yet homely and fresh atmosphere.



# SPECIFICATIONS: INTERIOR

## Interior General Specifications\*

### Entry door:

Fairview tongue & groove Eurowood finish door 'Dark Cedar'

### Internal doors:

Paint finish grooved - 'Orewa'

### Hardware:

Satin nickel 'Milano' range

### Windows:

Double glazed, powder coated aluminium - 'Ebony'

### Window coverings:

Creationwood Venetian blinds & pencil pleat drapes

### Carpet flooring:

Luxor dyed Nylon with underlay - '05' (A) | '08' (B)

### Tile flooring:

600x600 tile - 'Terrazo Chip' (A) | 'Pacific Grey Lappato' (B)

### Heating:

Heat pump with remote

### Hot Water:

Electric hot water cylinder

### Lighting:

LED down lights, LED strips, vanity LED, feature pendants

### Switches & sockets:

Vynco 'Urban White'

### Electrical:

Lighting, sockets, power, phone & TV, heated towel rails, ventilation fans, Bathroom heaters, door bell, smoke detectors, auto garage doors, electric hot water system

## Bathroom Specifications\*

### Vanity:

Soft 1 drawer wall hung vanity - White

### Basin mixer:

Uno Chrome curved spout basin mixer

### Toilet suite:

Newtech Sienna white back-to-wall toilet suite

### Shower rail & mixer:

Uno chrome shower mixer with Elementi Splash Plus shower column

### Shower:

Fully tiled with glass door & fixed screens with centre waste  
'Arctic Ice' & 'Diamond Sugar texture' (A) | 'Muralla Gris' & 'Athena Satin Matt' (B)

### Mirrors:

LED mirror

### Accessories:

Toilet roll holder, heated towel rail, ventilation, bathroom heater

## Kitchen Specifications\*

### Benchtop:

30mm Quartz bench top - 'Spring Snow' (A) | 'Nero Piatta' (B)

### Cabinetry:

Melamine - 'Ranfurly Oak'/'Arctic Ice' (A) | 'Coastal Elm'/'Limestone' (B)

### Handles:

Milano

### Drawers/cupboards:

Rubbish, cutlery inserts, microwave cubby, pantry, storage

### Oven:

Stainless Fisher & Paykel 60cm built in oven\*

### Hob:

Fisher & Paykel cook top\*

### Rangehood:

Fisher & Paykel 60cm rangehood\*

### Dishwasher:

Stainless Fisher & Paykel dishwasher\*

### Sink:

Stainless 500 sink with draining board

### Sink mixer:

Uno gooseneck chrome mixer

### Waste disposal:

N/A

### Splash back:

Tiled - 'Yubi Sake finger tile' (A) (B)

## Laundry Specifications\*

### Benchtop:

Laminex benchtop - 'Zincworks 869' (A) | 'Ebony Marble' (B)

### Cabinetry:

Bestwood Melamine 'Arctic Ice' (A) | 'Limestone' (B)

### Sink:

Stainless single 500 sink

### Sink mixer:

Uno gooseneck chrome mixer

**\*ALL FIXTURES, FITTINGS & SPECIFICATIONS ARE SUBJECT TO AVAILABILITY AT TIME OF PROCUREMENT & ARE SUBJECT TO CHANGE**

The plan and specifications above are indicative only, subject to change and do not form part of any sales agreement.

# SPECIFICATIONS: LININGS & EXTERIOR

## Interior Linings Specifications\*

**Insulation batts:**  
Exterior walls R2.8 | Roof R3.6 | First floor structure 150mm thick (sound)

**Plaster board:**  
10mm Gib to walls  
13mm Gib to ceilings  
NB all water resistant Aqualine to Bathrooms

**Tenancy systems:**  
Gib Fyreline | INTEGRA lightweight concrete panels | Smoke alarms

**Stopping:**  
Grade 4 paint finish

**Wardrobes & Cupboards:**  
Shelving & rails

**Paint colour - walls:**  
Resene Seafog

**Paint colour - ceilings, trims, doors, skirting:**  
Resene Black White

## Structure & Exterior General Specifications\*

**Foundation:**  
Reinforced concrete waffle type

**Main claddings:**  
Integra Lightweight Concrete Facade system  
Brick - Euro Modusglazed brick - 'Metallic Black'  
Colorsteel profile roof - 'Ebony'

**Fascia/guttering/downpipes/flashing:**  
Colorsteel - 'Ebony'

**Window joinery:**  
Double glazed aluminium joinery - 'Ebony'

**Garage door:**  
Nevada sectional steel automatic door - 'Ebony'

**Driveway:**  
Brushed concrete, curb & channel with sump

**Services:**  
Water, power, phone, sewer & stormwater

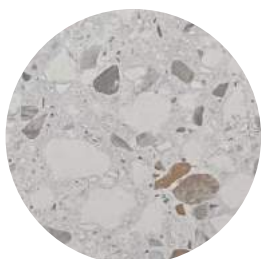
**Exterior inclusions:**  
Letterbox, clothes line, exterior plumbing, deck, landscaping

## Interior Selections - Colour Option A: Southern Alps



### CARPET

High grade Nylon dyed carpet - Luxor 03



### FLOOR TILE

600x600 tile - 'Terrazo Chip'



### WALL TILES

Bathroom & Ensuite - 'Diamond Sugar Texture' 300x900 & 'Arctic Ice' 600x600



### BENCHTOP

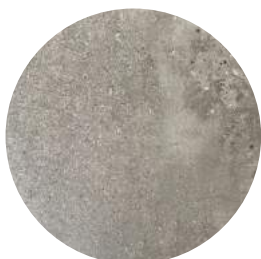
30mm Quartz Kitchen benchtop - 'Spring Snow'

## Interior Selections - Colour Option B: Punakaiki



### CARPET

High grade Nylon dyed carpet - Luxor 08



### FLOOR TILE

600x600 tile - 'Pacific Grey Lappato'



### WALL TILES

Bathroom & Ensuite - 'Athena Satin Matt' 300x600 & 'Muralla Gris Texture'



### BENCHTOP

30mm Quartz Kitchen benchtop - 'Spring Snow'

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# SPECIFICATIONS: PRODUCT HIGHLIGHTS\*

## The extra step for your new fittings and fixtures

Liveability and aesthetics work hand-in-hand to produce a product coveted by owner-occupiers and astute investors alike.

The premium selections for this property have been chosen by Rosefern Developments to provide top quality and longterm performance without compromising on style and overall aesthetic.



### FITTINGS

Robertson Bathware fittings from Harrison Bloy



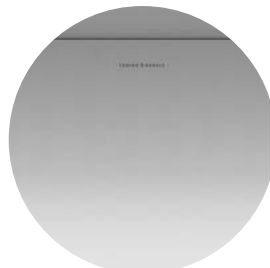
### WINDOW TREATMENTS

Complete with blinds & curtains



### TILED BATHROOMS

Fully tiled Ensuite & Bathroom



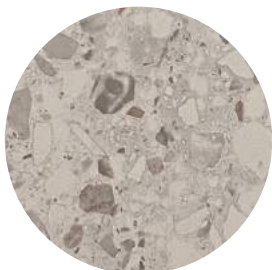
### TRUSTED BRANDS

Trusted Kitchenware brands



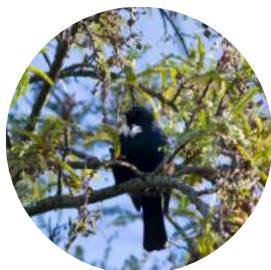
### FEATURE BRICK

Stylish metallic glazed bricks



### TILED FLOORS

Tiled floors in Kitchen, Laundry, Ensuite & Bathroom



### NATIVE PLANTINGS

Varieties such as Kowhai & Kawakawa



### BENCHTOP

30mm Quartz Kitchen bench top



ARTIST'S IMPRESSION



# SITE PLAN: LOT 138 EMINENCE DRIVE

## OVERALL SITE PLAN



## NATURAL LANDSCAPE

Planting to gardens and laneway small fruit trees such as lemon, apple and apricot are proposed within courtyard gardens, with specimen trees such as Magnolia Grandiflora, Robinia Frisia or Kowhai to front yards and laneway landscaping.

Low level mass planting throughout creates semi-private buffer zones to the front and back of residences; native species as part of selection recommendations based on location and sun.

Species to include areas of ferns, grasses and flowering plants such as Astelia, Blenchum, Carex, Kawakawa, Libertia, Rengarena and Sweet Fern.



**FRONT YARD**

Specimen trees such as Kowhai



**LANEWAY**

Specimen trees such as Magnolia Grandiflora



**LOW LEVEL**

Buffer zone plants such as Astelia



**COURTYARD GARDENS**

Fruit trees such as Apricot

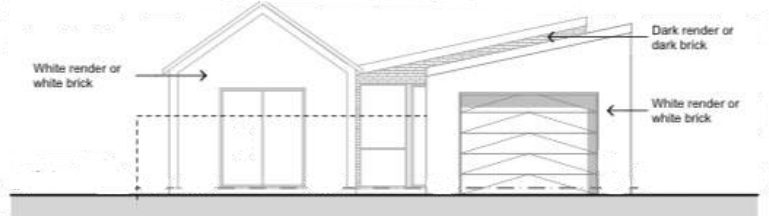


# ELEVATIONS: STYLE EVERY DIRECTION

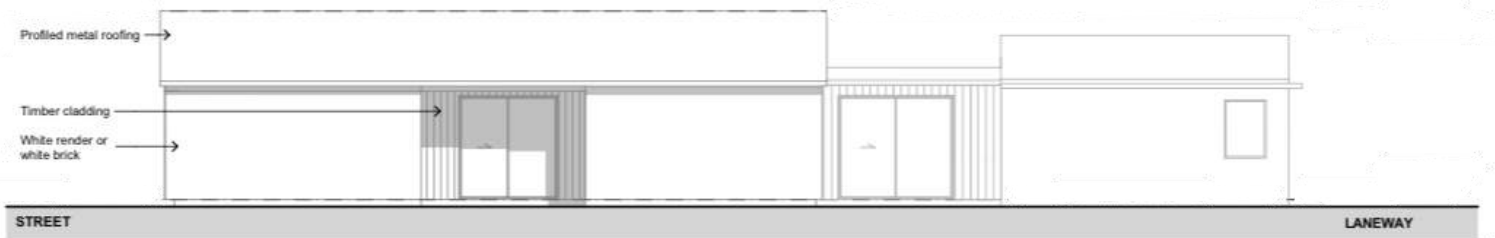
LOT 138 SOUTH ELEVATION



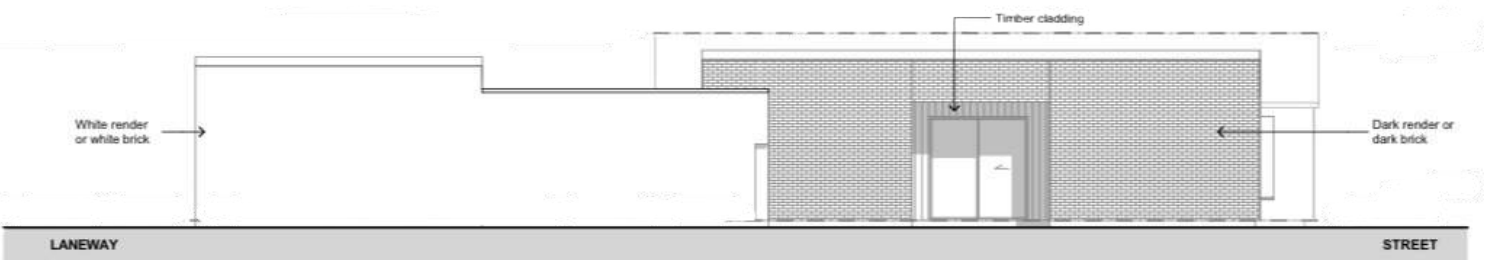
LOT 138 NORTH ELEVATION



LOT 138 EAST ELEVATION



LOT 138 WEST ELEVATION



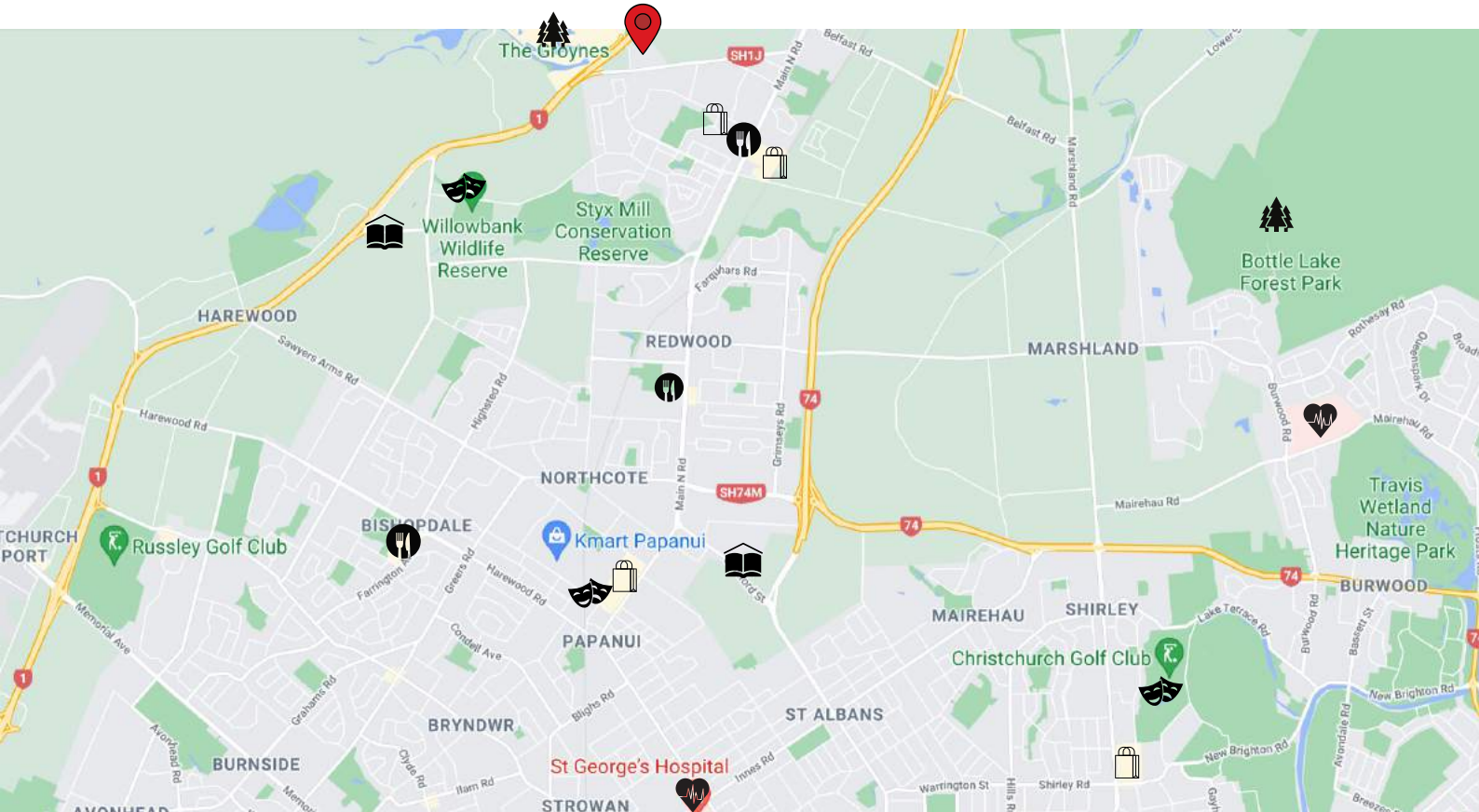


# LOCATION: INVEST IN LIFESTYLE


















## Location, location, location.

The strategic development sites chosen by the experienced team at Rosefern Developments ensure that location will underpin the value in your new home.

Location is vital for future growth of your asset which is why Rosefern Developments chooses desirable, high-growth areas that are in close proximity to the Central City, transport routes, and amenities, by using a unique set of social metrics that when applied to a site - make it viable for new homes.



### Example of local amenities

- |  |  |  |
|--|--|--|
|  Eminence Drive                        |  St Josephs School: 5.9 km            |  Christchurch Golf Club: 11.7 km      |
|  The Groynes: 900 m                    |  Poppies Pre-School: 3.0 km           |  Curry Time Indian Restaurant: 4.5 km |
|  Bottle Lake Forest: 8.9 km            |  Northwood Supa Centre: 2.6 km        |  New World Northwood: 2.8 km          |
|  Styx & Stone Restaurant: 2.6 km       |  St Georges Hospital: 10.7 km         |  The Palms Shopping Centre: 10.8 km   |
|  Burwood Hospital: 11.3 km             |  Willow Bank Wildlife Reserve: 2.7 km |  Hoyts Northlands: 6.2 km             |
|  Bishop Brothers Public House: 6.3 kms |  Northlands Shopping Centre: 6.2 kms  |  |

# SELLING NOW: ACT FAST

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## Selling now.

The changing landscape of property ownership favours newly-built, high-spec homes that meet Healthy Homes criteria and perform as an asset for the owner.

For owner-occupiers the feeling of getting your keys will only be triumphed by the comforting feeling of knowing you bought a quality home that will stay with you for many years to come.

Both landlord and tenant will be equally impressed with the level finish and consideration that goes into each of the Rosefern Developments builds.

Rosefern Developments aspire to produce functional, desirable homes built with consideration, location and quality as forethought. Liveability and aesthetics work hand-in-hand to produce a product coveted by owner-occupiers and astute investors alike.

All Rosefern Development builds are undertaken by experienced construction companies who are Registered Master Builders who offer guarantees that allow you and your family to rest easy in the knowledge that, in the unlikely event that something does go wrong with your home build or renovation, Registered Master Builders will help resolve any issues and finish your home to the highest standard.

The Master Build 10-Year Guarantees have been developed in New Zealand, for New Zealand families. It's designed to suit your modern building needs.

## LOT 138 TOWNHOUSE

3 BEDROOM | 2 BATHROOM | 1 GARAGE + 1 OSP | 323.6sqm site area | 152.4m<sup>2</sup> GFA



# INVESTMENT POTENTIAL

## High growth location. Healthy Homes approved.

The changing landscape of property ownership favours newly-built, high-spec homes that meet Healthy Homes criteria and perform as an asset for the owner. Both landlord and tenant will be equally impressed with the level finish and consideration that goes into each of the Rosefern Developments builds.

Call Rentwise to manage your property and quote ROSEFERN to receive a special discount.



mobile 027 922 1056  
email [shona@rentwiseproperty.co.nz](mailto:shona@rentwiseproperty.co.nz)  
web [www.rentwiseproperty.co.nz](http://www.rentwiseproperty.co.nz)

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## Rental Assessment

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Tuesday, 29<sup>th</sup> of June 2021

Ref: Lot 138, The Groynes, Christchurch.

To whom it may concern,

Thank you for allowing me to provide a rental assessment for the property situated at Lot 138, The Groynes, Christchurch.

I can confirm, after sighting the plans, that these properties will be built with style and comfort, and will be presented with the highest quality fittings and appliances that a new build offers. This property offers three good size bedrooms, two well-appointed bathrooms and an open plan kitchen with executive style living.

This property will be built with a contemporary colour scheme that will be delightful to anyone who wishes to reside in a property of this caliber.

In today's market I assess this property to gain a weekly return of \$780.00 per week.

Properties of this quality will attract a range of bonafide tenants seeking rentals in this area.

If you need further information please do not hesitate to contact the writer.

Kind regards

Shona Saunders  
[shona@rentwiseproperty.co.nz](mailto:shona@rentwiseproperty.co.nz)  
027 922 1056



Shona Saunders  
Rent Wise Property Management



Disclaimer: Every precaution has been taken to establish the accuracy of the information contained herein, and is an opinion of the writer only and does not constitute any guarantee of rental income.

**SHONA FAY SAUNDERS - PROPERTY MANAGER**



# CONTACT US: FIND OUT MORE TODAY

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## Selling now.

The changing landscape of property ownership favours newly-built, high-spec homes that meet Healthy Homes criteria and perform as an asset for the owner.

Both landlord and tenant will be equally impressed with the level finish and consideration that goes into each of the Rosefern Developments builds.

For owner-occupiers the feeling of getting your keys will only be triumphed by the comforting feeling of knowing you bought a quality home that will stay with you for many years to come.

Act fast, as 1 of only 12 high quality townhouses built to Healthy Home standards situated in the high growth Groynes Park subdivision, there is sure to be maximum interest in this property!

For further information about this development, or to register your interest - please contact one of the experienced Bayleys sales team: Sally Ridge, Dan Reed or Michael Calder.



**SALLY RIDGE**

Bayleys Real Estate  
Salesperson



**DAN REED**

Bayleys Real Estate  
Salesperson



**MICHAEL CALDER**

Bayleys Real Estate  
Salesperson



021 612 424



021 191 2225



022 308 2210



sally.ridge@bayleys.co.nz



dan.reed@bayleys.co.nz



michael.calder@bayleys.co.nz



www.bayleys.co.nz



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