



BOUTIQUE LIVING

37
Woodville
Street
St Albans





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Introducing Boutique Living

We construct affordable, architecturally designed residential townhouses with a unique appeal to the Canterbury region.

Our team focus on crafting timeless homes that cater to first-time buyers, those moving up the property ladder, and investors, offering design-led living solutions at accessible prices.

Driven by a vision for exceptional quality and design, our team ensures each project undergoes a rigorous process to guarantee longevity and enduring appeal. With extensive experience in the construction industry, our in-house team is able to manage costs, construction timelines, and maintain

stringent quality control. We pride ourselves on fostering lasting partnerships with our wider trades team and suppliers, ensuring efficient service delivery and upholding our commitment to excellence.

For further information on any of our properties or for an application for a sale and purchase agreement please email sales@boutiqueliving.co.nz

boutiqueliving.co.nz





The Development

Unit 1 - 4

Enquiries over \$619,000

 2  2  1  79 m²

37 Woodville Street consists of 4 architecturally designed town houses within close proximity to the City Centre, Merivale shops and St Albans Park.

All units offer two double bedrooms with the master featuring an ensuite. Both the main bathroom and ensuite are complete with tiled showers. Open plan modern kitchen and living with great indoor/outdoor flow to a very sunny fully landscaped back yard. All units have a carpark located next to each unit.

The designer kitchens are complete with engineered stone benchtops, breakfast bar and all new modern Fisher & Paykel appliances.

For families, there are several Christchurch schools within zone of this development, including Shirley Primary School, Te Oraka (Shirley) Intermediate and Mairehau High School.

Less than 4km away is the City Centre for entertainment and amenities at your convenience. Merivale Mall with a Fresh Choice supermarket is only a stone's throw away, providing you with all the essentials right at your doorstep.

This centrally located development would suit many buyers with its close proximity to the city, parks, schools and shops.

All units come complete with an extensive chattels list including a 5kw Heat Pump with wi-fi control.



Merivale Mall & Fresh Choice Supermarket
(2.8km)



St Albans Park (450m)



Christchurch City Centre (3km)

The Location



The Palms Shopping Centre (1.3km)



Aikmans Restaurant & Bar Merivale (2.8km)



Hagley Park & Botanic Gardens (4.5km)

The convenience of St Albans;
a sort after, central location
providing all your essential
amenities and entertainment
necessities

Education:

- Shirley Primary School & Rangi Ru Ru Girls
- Canterbury University (6km)
- ARA institute of technology (3km)

Central amenities:

- Riverside Eatery (4km)
- The Crossing Shopping (3.8km)



UNIT	BEDROOMS	BATHROOMS	GARAGE	FLOOR AREA	OUTDOOR LIVING	PRICE
Unit 1	2	2	1 carpark	78.21m2	30m2	offers over \$619,000
Unit 2	2	2	1 carpark	78.21m2	30m2	offers over \$619,000
Unit 3	2	2	1 carpark	80.21m2	30m2	offers over \$619,000
Unit 4	2	2	1 carpark	80.21m2	30m2	offers over \$619,000

RENTAL APPRAISAL

Date: 6 August 2024

Prepared for: Boutique Living

Thank you for requesting a rental assessment for **Units 1, 2, 3 and 4, 37 Woodville Street, St Albans.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider these units to rent for between **\$550** and **\$570** per week, per unit (unfurnished).



Prepared by: Jen Neil
Business Development Manager / Property Manager
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Jen@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income**.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done**.
- We pay out rents to our clients every working day of the year, so you can **get your money when you want**.
- We provide a **Tenant Debt Guarantee**.
- Family owned and operated since **1990**.

100% of our tenants paid their rent on time
100% of our homes were occupied

July 2024 statistics

Your Business Development Team



Jen Neil



Steven Loveridge

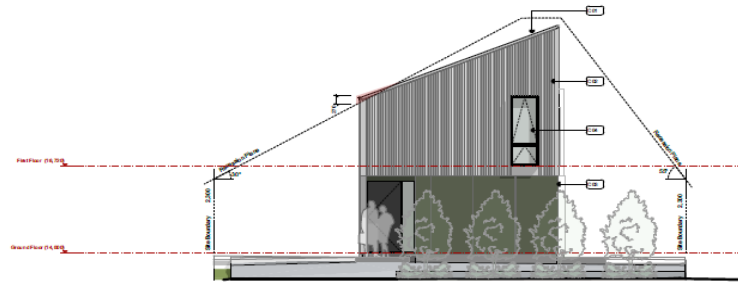


Kelly Johnston

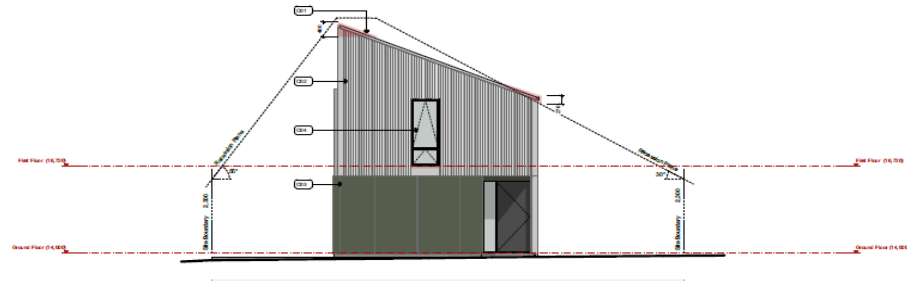


Rosa Ellis

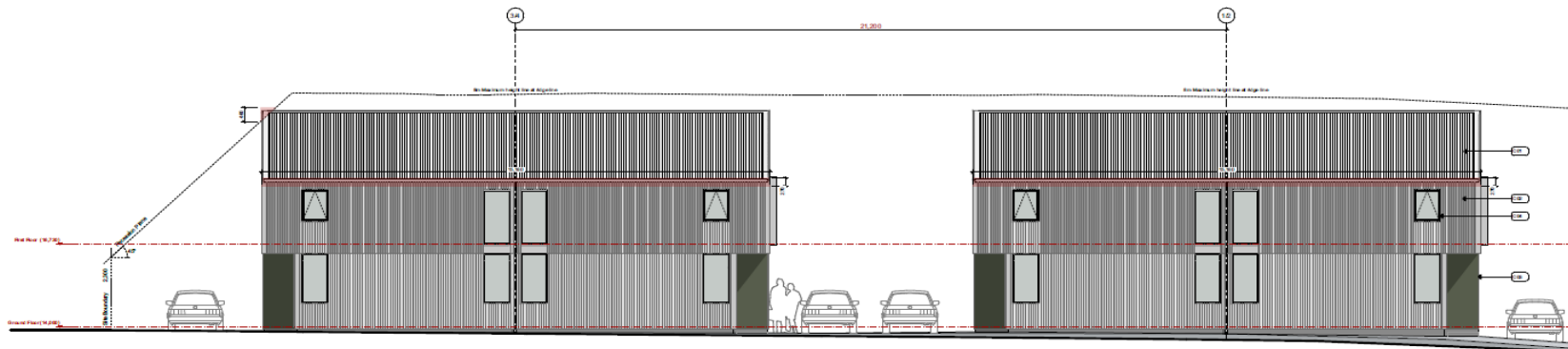
This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <https://www.tenancy.govt.nz>



E01 Elevation - East (Street)
Scale 1:150

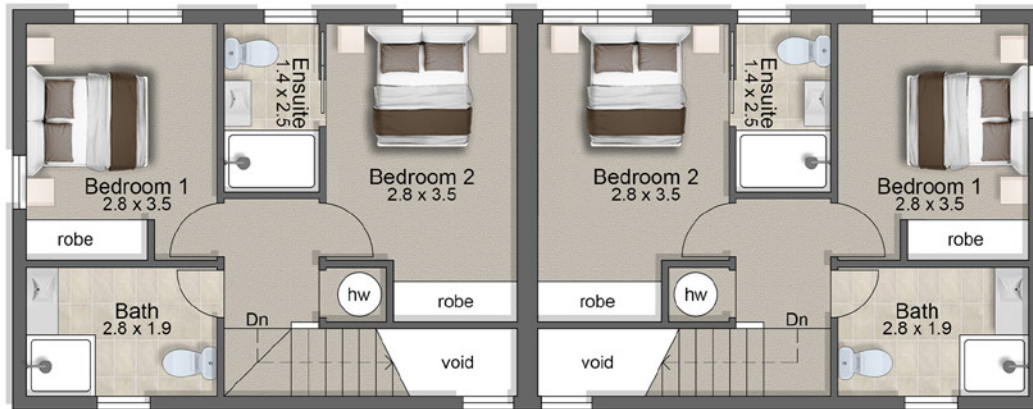


E03 Elevation - West
Scale 1:150

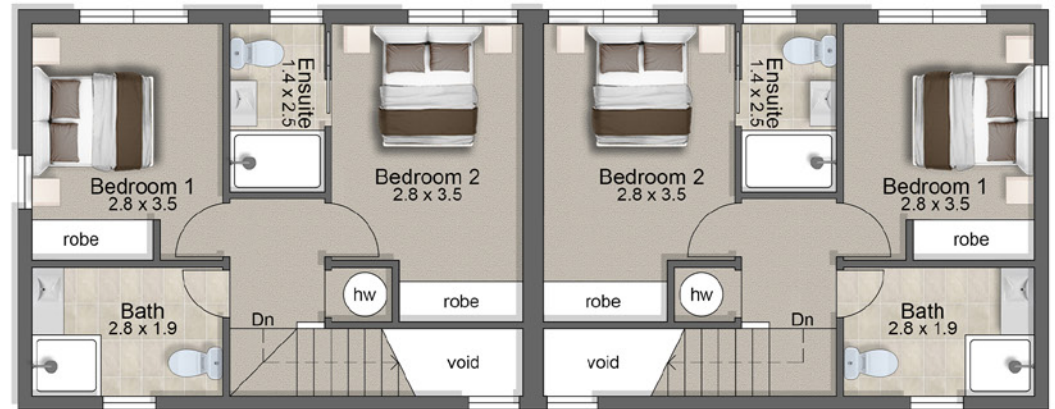


E02 Elevation - South
Scale 1:150





FIRST FLOOR



UNIT 4

UNIT 3

GROUND FLOOR

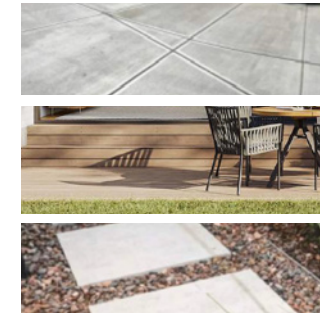
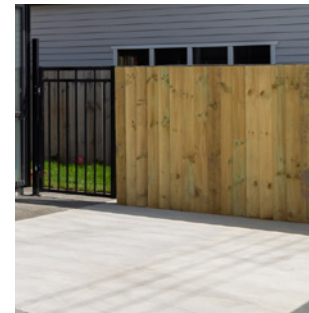


UNIT 2

UNIT 1



Other landscaping features that enhance the area include a foldable washing line, and a 1.8m fence constructed from treated timber and





External Specs

1. **Roof:**
Flaxpod longrun coloursteel roofing
2. **Cladding - longrun:**
Longrun precoated steel cladding (vertical)
3. **Cladding - Fibre Cement:**
Fibre cement cladding with paint finish
4. **Joinery & Windows:**
Double glazed , powder coated aluminium



Double bedrooms with built in wardrobes.



Quality finishings

We've taken care of all the details; with premium fittings and appliances; colours and details selected by our interior designers so you can be sure these units will stand the test of time in both aesthetic, and quality.

FINISHING:

Painted GIB Level 4 plaster, with 2.4m ceiling height throughout, flush panel doors and Gib Slider to robes all finished in paint Black White

FLOORS:

Carpet in bedrooms & hallway: mid grey;
Living & Kitchen: LVP natural Oak colour; Tiled Bathrooms.

ELECTRICAL & HEATING:

LED recessed downlighting; Electric hotwater cylinder; 5kw heat pump with Wi-Fi control.

Bathrooms

Tiled in 600mm x 600mm Pacific grey.



White gloss vanity with charred oak cabinetry; Studio basin mixer.



Enya BTW toilet suite.



Coda slide shower mixer (or similar); Glass shower door.

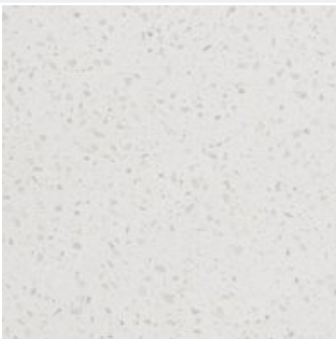


Kitchen

Floors: LVP natural Brushed Oak. **Splashback:** white subway tile



Appliances: Fisher & Paykel or similar; Powerpack rangehood; Ceramic hob; Built in oven; Stainless steel dishwasher.



Engineered stone benchtop; Studio sink mixer in stainless; Archant Robiq stainless sink.



Cupboard fronts/panels: Melteca warm white; with edge Straight Recessed Handles.



Buying Process

How your
Boutique build
journey works:



STEP ONE:

Find your boutique property

Register your interest with our sales team and we will assist you in gathering the necessary information to choose the right Boutique property for your needs and situation.



STEP TWO:

The legalities

Sign your sales and purchase agreement and then work with a trusted advisor to carry out your due diligence period.



STEP THREE:

Pay your deposit

Once you have completed your due diligence, we will request your 10% deposit and then nothing further until settlement.



STEP FOUR:

Follow the progress

Upon receipt of deposit, you will receive your customised welcome pack from our friendly team. This document will provide you with all you need to know about when to expect progress updates and site visits.



STEP FIVE:

Settlement

We will work with you for your pre-settlement inspection and then the keys are yours!



the Boutique
guarantee

Aftercare:

You've made a commitment to us,
and we reciprocate that
commitment to you.

HASSLE FREE

Your move in made simple

Upon settlement, you can prioritise what matters most to you, as we'll handle the small details like ordering bins through the council and ensuring your house is fibre-ready with ONT boxes installed.

CONFIDENCE

Dedicated aftercare service

Once you've settled into your new home, our dedicated aftercare team is here to guarantee your satisfaction during those initial weeks after the handover, swiftly addressing any minor issues. Our 90-day remedial period then ensures your new build has time to settle for the first 90 days and then any minor defects are promptly identified and addressed.

SECURITY

Price & completion guarantee

Rest assured, with our Home Completion Assurance and Price Integrity Promise, your payments are fully secure, ensuring the timely delivery of your new home at the quoted price.





Why Choose Boutique?

Our Boutique team ensures the use of reputable building materials, skilled tradespeople, and reliable building systems for the construction of your new property. We take great pride in our craftsmanship and fully stand behind our properties.

Each Boutique property includes a 90-day defect remedy period and a 10-year structural warranty as outlined by the Building Act. The products installed in your property are backed by manufacturer warranties and are protected under the Consumer Guarantees Act. All warranties are provided to you upon receiving your new property.

Dealing with our team means you have direct access to our builders and subcontractors, ensuring prompt and high-quality completion, complete end-to-end accountability.

Our projects are completed to turnkey standards, ready for homeowners or tenants to move in and enjoy upon completion.

OFFICE ROAD

REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

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