

CHRISTCHURCH

60 Bamford Street, Woolston



A fresh take on your new home

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**CITRUS
LIVING**



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WHO IS CITRUS LIVING

An introduction to Citrus Living – our values, team, and experience in delivering high-quality residential developments across New Zealand, showcasing our proven track record.

THE DEVELOPMENT



A Smart Investment in Modern Living

Introducing a well-considered residential development in the heart of Woolston – one of Christchurch’s fastest-growing suburbs. 58–60A Bamford Street presents sixteen quality-built, single-level homes designed to deliver comfort, functionality, and low-maintenance living. Consisting of sixteen Freehold Homes Across three Architecturally Designed Blocks & Ideal for First-Home Buyers, Downsizers, and Astute Investors

Key Features

- ✓ Two Well-Proportioned Bedrooms
- ✓ Contemporary Bathroom with Quality Fixtures
- ✓ Open-Plan Kitchen, Living & Dining
- ✓ Seamless Indoor-Outdoor Flow to Private Courtyard
- ✓ Dedicated Off-Street Car Park
- ✓ Carefully Oriented for Natural Light and Privacy

Why Choose 58–60A Bamford Street?

- ✓ Modern, Low-Maintenance Design
- ✓ Freehold Title – No Body Corp Fees
- ✓ Strong Rental Demand & Investment Potential
- ✓ Reputable Local Builder with Proven Track Record

Estimated Completion: Q2 2026

Secure your place in this exciting new development today.

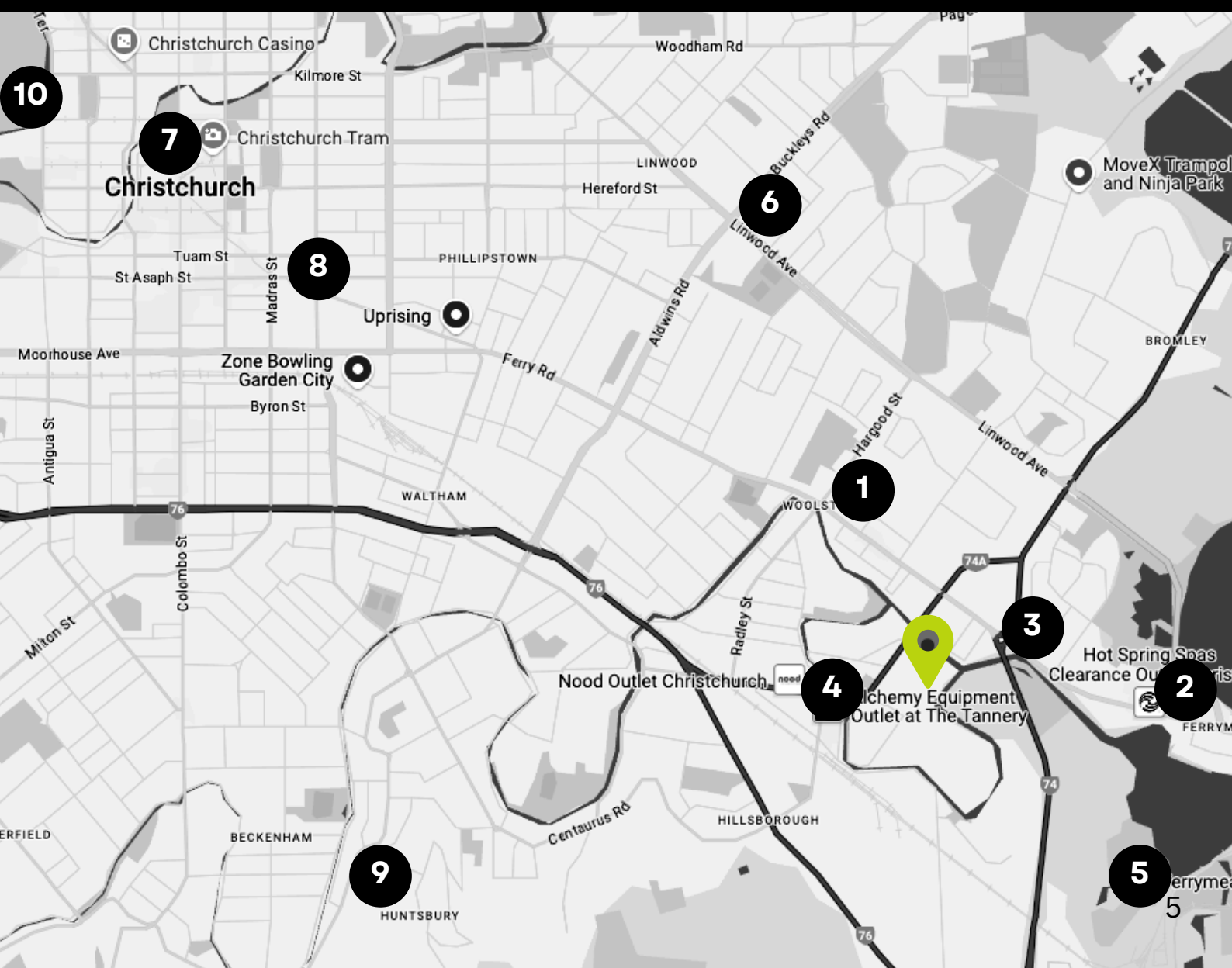
LOCATION

Nestled just 3 kilometres southeast of Christchurch's city centre, Woolston offers a vibrant mix of character and convenience. With the scenic Heathcote River weaving through the area, Woolston boasts boutique shopping at The Tannery, charming local eateries, and serene walking trails.

This dynamic suburb combines its rich industrial heritage with a growing sense of modern community, making it an ideal location to live, work, and unwind.

WHATS NEARBY?

- | | | | |
|----|--------------------------------|-----|--------------------------|
| 1. | New World & Waitomo | 6. | Eastgate Shopping Centre |
| 2. | MITRE 10 mega | 7. | Christchurch CBD |
| 3. | Charlesworth Reserve | 8. | One New Zealand Stadium |
| 4. | The Tannery | 9. | Rapaki Track |
| 5. | Ferrymead Golf & Heritage Park | 10. | Hagley Park South |



FLOOR PLANS

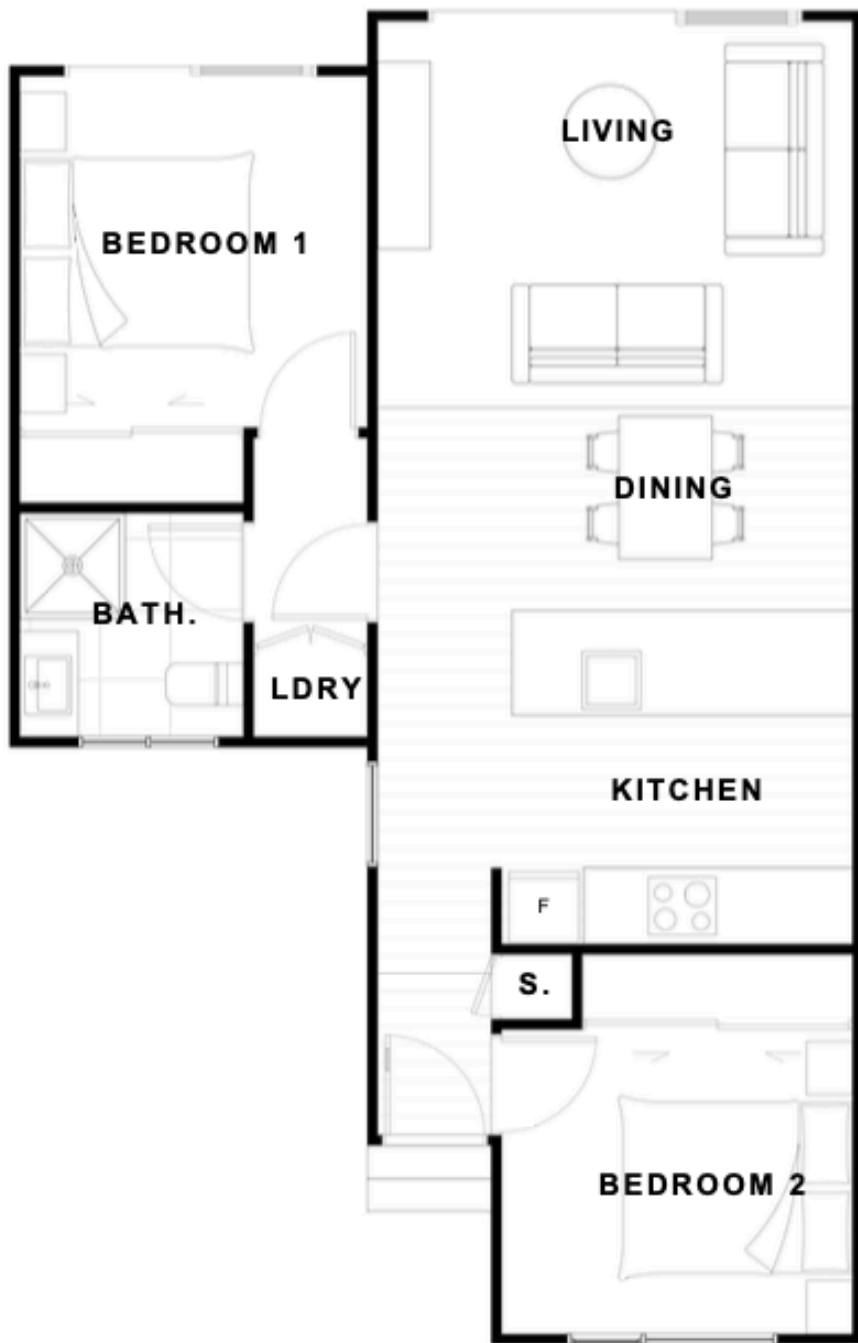


TYPE 1

UNIT 1 - 65M2

UNIT 2 - 67M2

FLOOR PLANS



TYPE 2

UNIT 3 - 66M2

FLOOR PLANS



TYPE 3

UNIT 4 - 67M2

UNIT 5 - 67M2

UNIT 6 - 67M2

UNIT 7 - 67M2

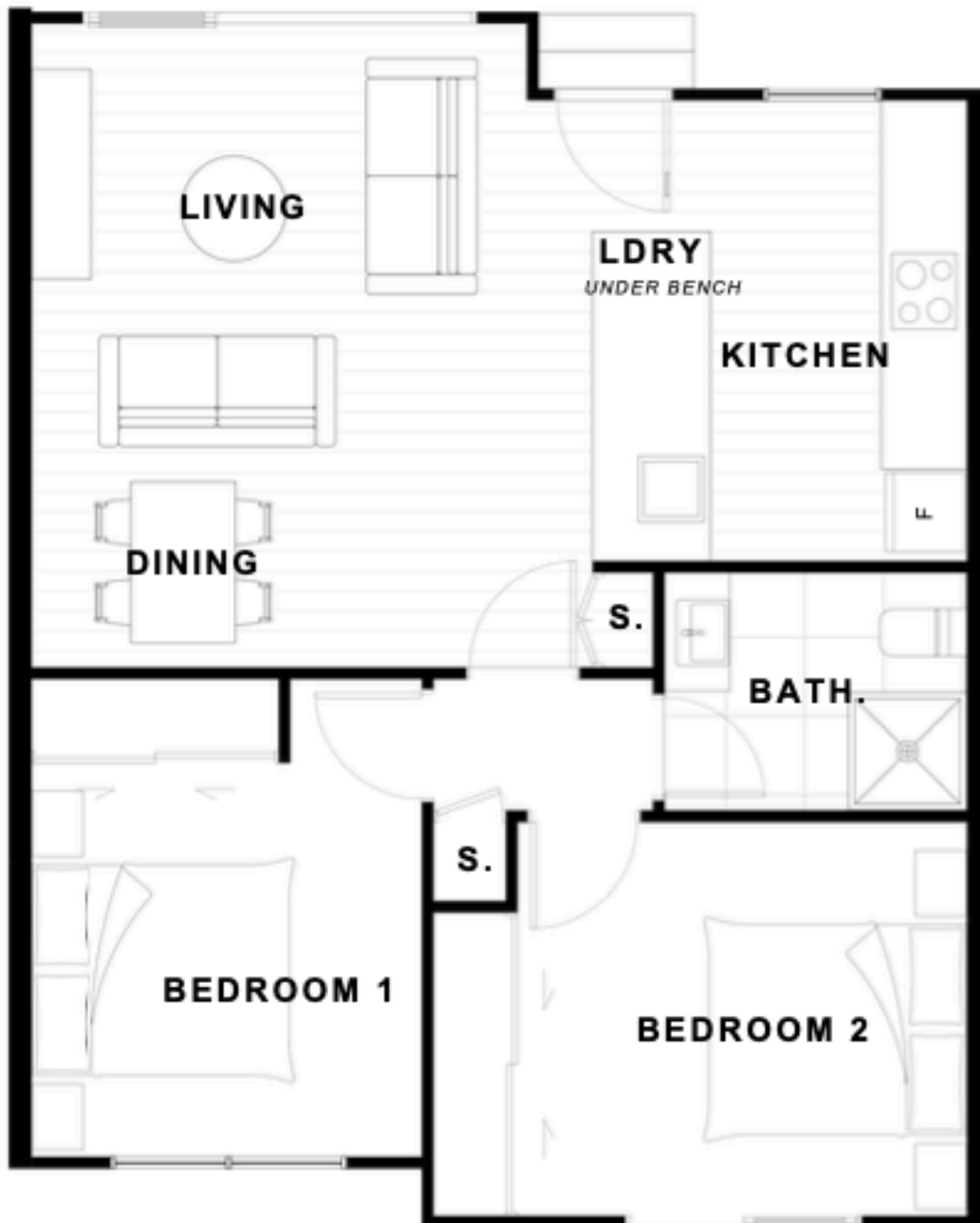
UNIT 8 - 67M2

UNIT 9 - 67M2

UNIT 10 - 68M2

UNIT 16 - 67M2

FLOOR PLANS



TYPE 4

UNIT 11 - 66M2

UNIT 14 - 66M2

UNIT 12 - 66M2

UNIT 15 - 66M2

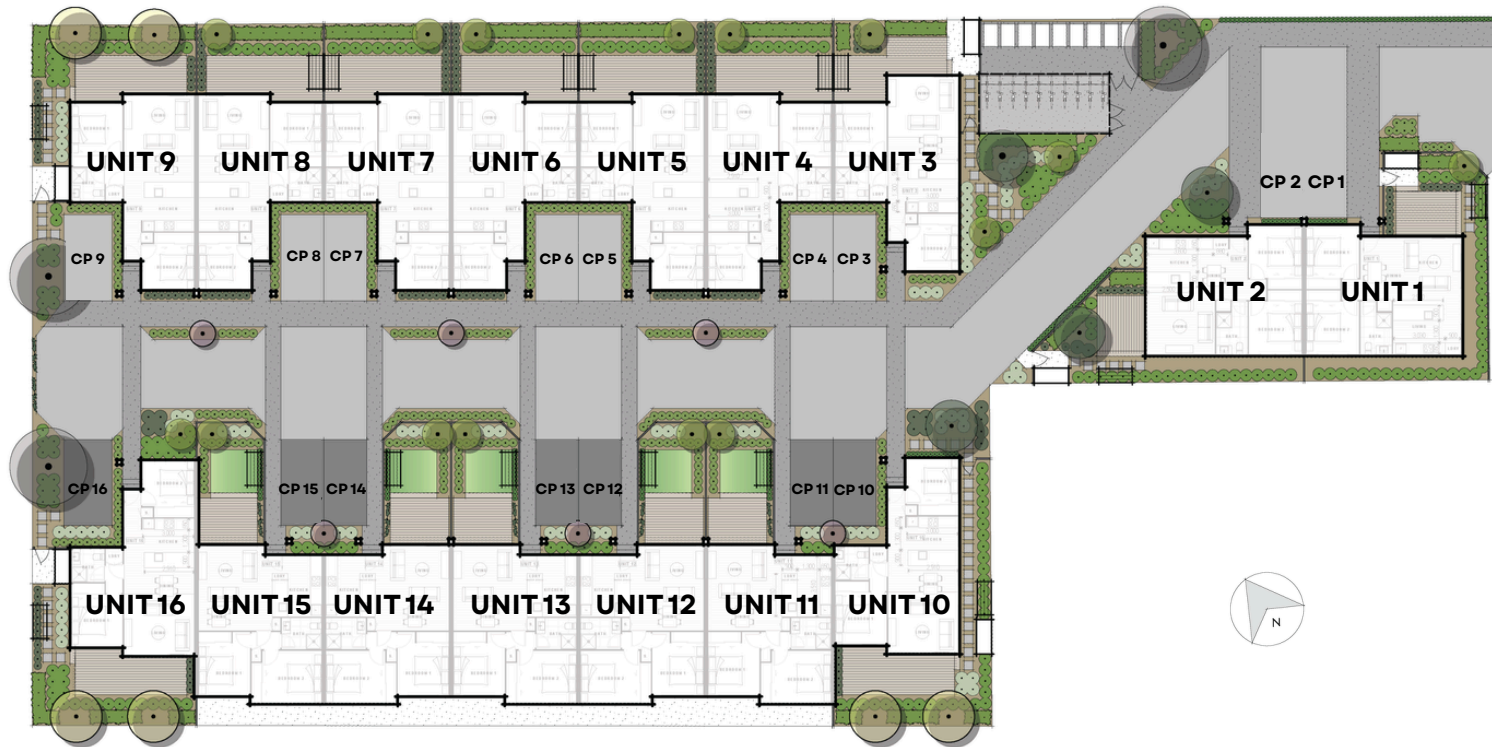
UNIT 13 - 66M2

PROJECT OVERVIEW

UNIT #	BED	BATH	PARK	LAND AREA	FLOOR AREA	RENT	RA FEE*	ASKING PRICE
Unit 1	2	1	1	148m2	65m2	\$580/wk	\$1,750/PA	\$519,000
Unit 2	2	1	1	159m2	67m2	\$580/wk	\$1,750/PA	\$515,000
Unit 3	2	1	1	148m2	66m2	\$580/wk	\$1,738/PA	\$515,000
Unit 4	2	1	1	131m2	67m2	\$580/wk	\$1,744/PA	\$509,000
Unit 5	2	1	1	130m2	67m2	\$580/wk	\$1,744/PA	\$509,000
Unit 6	2	1	1	130m2	67m2	\$580/wk	\$1,744/PA	\$509,000
Unit 7	2	1	1	130m2	67m2	\$580/wk	\$1,744/PA	\$509,000
Unit 8	2	1	1	130m2	67m2	\$580/wk	\$1,744/PA	\$509,000
Unit 9	2	1	1	167m2	67m2	\$580/wk	\$1,754/PA	\$519,000
Unit 10	2	1	1	162m2	68m2	\$580/wk	\$1,763/PA	\$515,000
Unit 11	2	1	1	126m2	66m2	\$580/wk	\$1,738/PA	\$499,000
Unit 12	2	1	1	126m2	66m2	\$580/wk	\$1,738/PA	\$499,000
Unit 13	2	1	1	126m2	66m2	\$580/wk	\$1,738/PA	\$499,000
Unit 14	2	1	1	126m2	66m2	\$580/wk	\$1,738/PA	\$499,000
Unit 15	2	1	1	126m2	66m2	\$580/wk	\$1,738/PA	\$499,000
Unit 16	2	1	1	164m2	67m2	\$580/wk	\$1,752/PA	\$519,000

Floor areas are approximate and based on architectural plans at the time of marketing. Final measurements may vary upon completion.

SITE MAP



*WHAT IS A RESIDENTS ASSOCIATION (RA) AND WHAT DOES THE FEE COVER?

To help protect the long-term value of your home and maintain the overall quality of the neighbourhood, this development includes a Residents' Association.

The Association takes care of shared spaces, ensures consistent upkeep across the community, and helps uphold design and maintenance standards. This creates a well-presented, cohesive environment that benefits all residents and protects your investment.

It also provides access to group building insurance, which is typically more cost-effective than arranging cover individually – with premiums shared across all units rather than paid on your own.

Altogether, it offers peace of mind, lower ongoing costs, and a neighbourhood that continues to feel well-managed and cared for.

The fee covers:

- **Grounds Maintenance** - Gardening and annual pathway + building wash down
- **Administration / Secretarial Fee** - Management of the Residents Association
- **Repairs & Maintenance** - Common Areas
- **Building Insurance** - Not including contents.
- **Long Term Maintenance Fund** - Ensures future repairs and upkeep are planned and covered

Unlike most developers, Citrus Living sets up a Residents Association as an incorporated society instead of using covenants on the title – ensuring better long-term protection and management for your investment..

COLOUR SPECIFICATIONS

EXTERIOR COLOURS



WEATHERBOARD

Supplier | James Hardie

Type | Linear

Finish | Light Grey



ROOF, DOWNPIPES, GUTTERS, JOINERY

Supplier | Colorsteel

Finish | Thunder Grey



BRICK

Supplier | Midland

Type | Euro Modus

Finish | Nieve



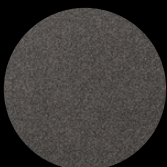
RENDER

Supplier | Resene Construction

Type | Rockcote

Finish | White

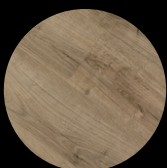
INTERIOR COLOURS



CARPET

Feltex Cable Bay 100%
solution dyed nylon.

Colour | 0785, Dartmoor



VINYL PLANKS

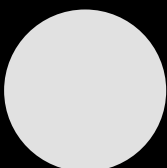
Godfrey Hirst Avvio

Colour | Cerville



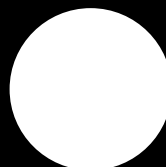
BATHROOM TILES

Selected porcelain tiles



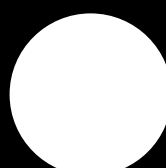
INTERNAL WALLS

Colour | White



KITCHEN JOINERY

Colour | White



KITCHEN BENCHTOPS

Thick Square Edge Profile

Laminate Top

Colour | White



SPECIFICATIONS

All Areas	Skirting		40 x 12 mm timber with paint finish
	Ceiling Finishes		Painted Plasterboard
	Doors (Internal)		Internal 1985mm x 35mm hollow core - paint finish
	Door Handles (Internal)		Windsor Futura Apex
	Lighting		Recessed LED downlights
	Electrical	Light Switches	PDL 600 Series Switches with white cover plates
	Walls		2.4m high wall stud, Painted plasterboard to level 4 finish
	Front Door Handle (External)		Artus Narrow Profile Smart Lock SREART40SNP
Living Area	Flooring	Carpet	Feltex Cable Bay 100% solution dyed nylon
	Heating	Heat Pump	Singlehigh wall heatpump - sized to meet healthy homes requirements
	Electrical	Hot Water Cylinder	Electric 180L hot water cylinder
	Dressings	Curtains	TBC Colour
		Data Outlet	
Kitchen	Flooring	Vinyl Planks	Godfrey Hirst Avvio Vinyl Planks
	Benches	Bench Top	Laminate - Thick Square Edge Profile Laminate Top
		Sink	erker Oxford undermount stainless steel single sink insert
		Mixer	Methven Echo Minimalist kitchen mixer
	Joinery	Finishes	Laminex standard cupboard and drawer fronts
		Splashback	DecorSplash
		Hardware	Mardeco - 3064 Cabinet handle
	Appliance	Oven	Fisher & Paykel 60cm built in oven
		Rangehood	Fisher & Paykel 60cm integrated Rangehood
		Cooktop	Fisher & Paykel electric ceramiic cooktop
		Dishwasher	Fisher & Paykel dishdrawer
	Dressings	Roller Blinds	TBC Colour

SPECIFICATIONS

Bedrooms	Flooring	Carpet	Feltex Cable Bay 100% solution dyed nylon
	Wardrobes		Sliding gib Painted dooors (plain colour) with chrome handing rail and hat shelf Note: some units have hinged painted hollow core doors
	Electrical	Data Outlet	
	Dressings	Roller Binds	TBC Colour
Bathroom	Flooring	Tiles	600x600 tiles on Floor & Skirting
	Cabinets	Vanities	Raymor Boston wall hung vanity units (polymarble top)
		Tapware	Raymor Alpha mixer
		Plug	32mm Pop-up Overflow Waste
	Shower	Shower	Newline Samara shower - Acrylic 900 x 900
		Shower Head	Raymor Alpha slide shower
		Mixer	Raymor Alpha shower mixer
		Extraction	Extractor Fan above shower vented to exterior
	Toilets	Toilet	Adesso Edge wall faced pan & cistern suite with soft close lid
	Mirrors	Mirror	Big Bathroom: 900 x 750 Mirrox Polished Edge Mirror w Hidden Small Bathroom: 600 x 400 Mirrox Polished Edge Mirror w Hidd
	Towel Rail	Heated Towel Rail	Ladder Style
Laundry	Flooring	Vinyl Planks	Godfrey Hirst Avvio Vinyl Planks
	Connections		Allproof Laundry Outlet Box - Large Kit c/w Taps

DISCLAIMER

The outline specification is to be read in conjunction with the attached drawings. The outline specification is based on information available at the date of the specification and may be amended or refined throughout the design of the project and plans.

WARRANTIES & PEACE OF MIND

Every new Citrus Living home includes:

- ✓ A **1-year defects period**
- ✓ A **10-year structural warranty**
- ✓ A **10-year implied warranty** under the New Zealand Building Act

We use trusted New Zealand brands like **Fisher & Paykel**, and select safe, proven materials such as **brick veneer, aerated concrete panels, and timber weatherboards**. Our suppliers also back their products with strong warranties — for example, up to **30 years on roofing** and **15 years on Loxo Cladding**.

WHY WE'RE NOT MASTER BUILDERS

We were Registered Master Builders for around five years, but found the additional cost (around \$750 per contract) was rarely taken up by purchasers. While it's a great product, it's not ideal for self-build developers like us.

Instead, we offer stronger financial security:

- ✓ No progress payments
- ✓ Just a **10% deposit**, held securely in **our solicitor's trust account** until
- ✓ settlement
- ✓ If the home isn't completed, your deposit is fully refundable — protecting you from builder default

POST-SETTLEMENT SUPPORT

We'll fix any issues (excluding general wear and tear) during the 1-year defect period. After that, we're here to assist with any supplier warranty claims. On completion, you'll receive a full digital warranty pack (and hardcopy if requested), with clear guidance through every step.



All Citrus Living homes are fully Healthy Homes compliant — ensuring warm, dry, and energy-efficient living. We meet all government standards for heating, insulation, ventilation, moisture, and draught control, so you and your tenants can enjoy a safe, healthy environment year-round.

WHO IS CITRUS LIVING

Delivering Quality, Affordable Homes for New Zealanders

Citrus Living was founded by industry-qualified professionals including an engineer, architect, and builder — with a shared vision to improve access to affordable housing across New Zealand.

Despite rising land and construction costs, Citrus Living remains committed to delivering high-quality, cost-effective homes through:

- ✓ Standardised, efficient designs
- ✓ Economies of scale
- ✓ Streamlined operations with low overheads
- ✓ Value-engineered solutions without compromising quality

With a proven track record, Citrus Living has successfully delivered **over 500 residential units** in Christchurch alone, representing a combined market value of **over \$250 million**.

We continue to build communities that are modern, practical, and accessible — designed with both homeowners and investors in mind.

These properties are medium densified developments of terraced / townhouse homes comprising of 1 bedroom, 2 bedroom or 3 bedrooms, specifically catered to first homes buyers and property investors.



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