



12 McCombs Street

o'connell
BUILDERS



12 McCombs Street, Somerfield, Christchurch

- Development of four modern townhouses.
- Located only a short distance from Barrington Mall and an easy commute into the City Centre.
- Cashmere High School Zoned
- All town houses come with a Master Build 10-Year Guarantee

Town Houses

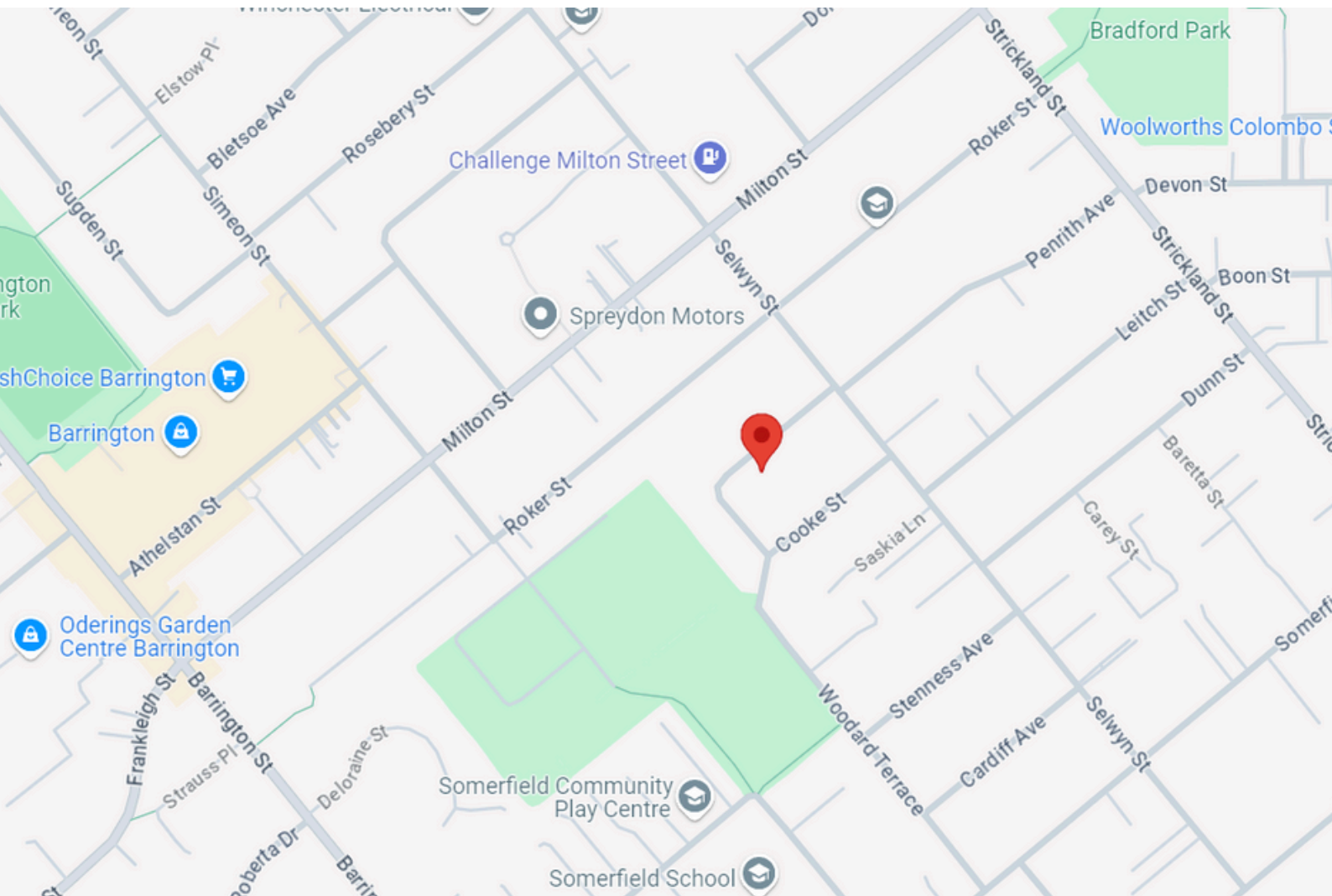
Unit 1 - \$649,000

Unit 2 - SOLD






Unit 3 - \$759,000

Unit 4 - UNDER OFFER

LOCATION



Located in Somerfield, Christchurch close to Barrington Mall and park, with an easy commute into the City Centre.

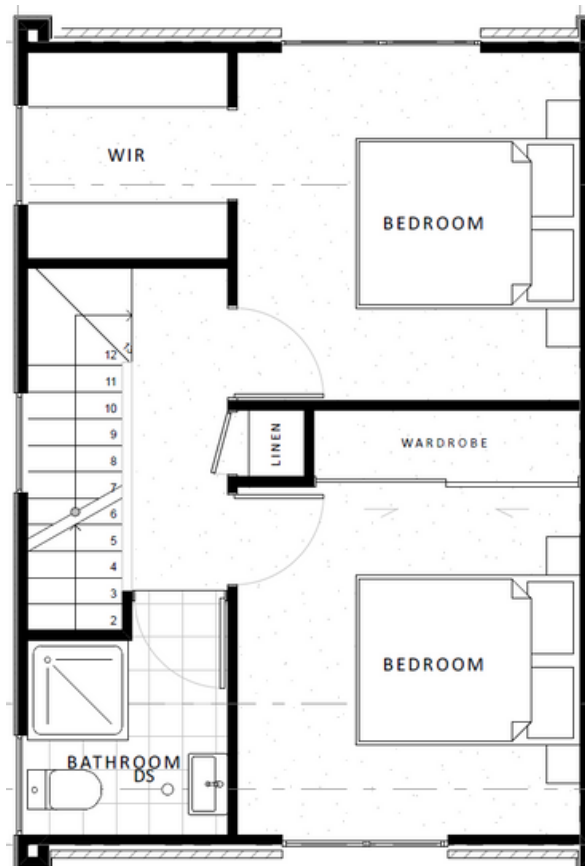
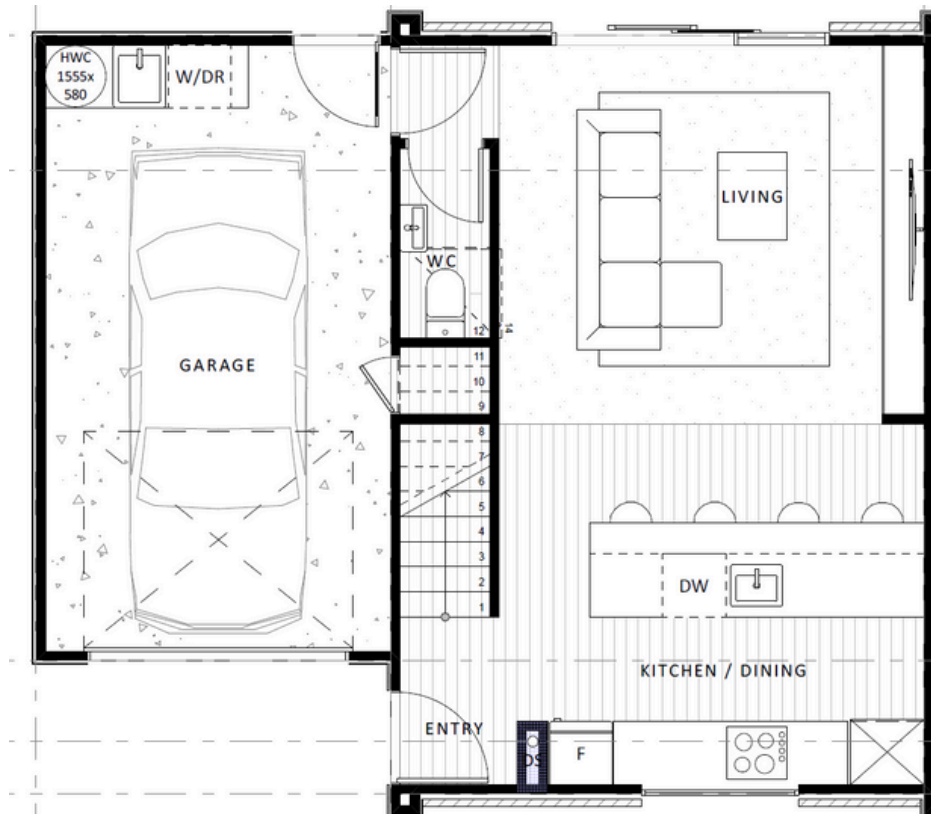
- | | |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  <1 km to Barrington Mall |  13 km to the Airport |
|  750 m to Countdown |  4km to City Centre |
|  2.5km to Hagley Park |  2km to Colombo Mall |

TOWNHOUSE

1



TOWNHOUSE 1

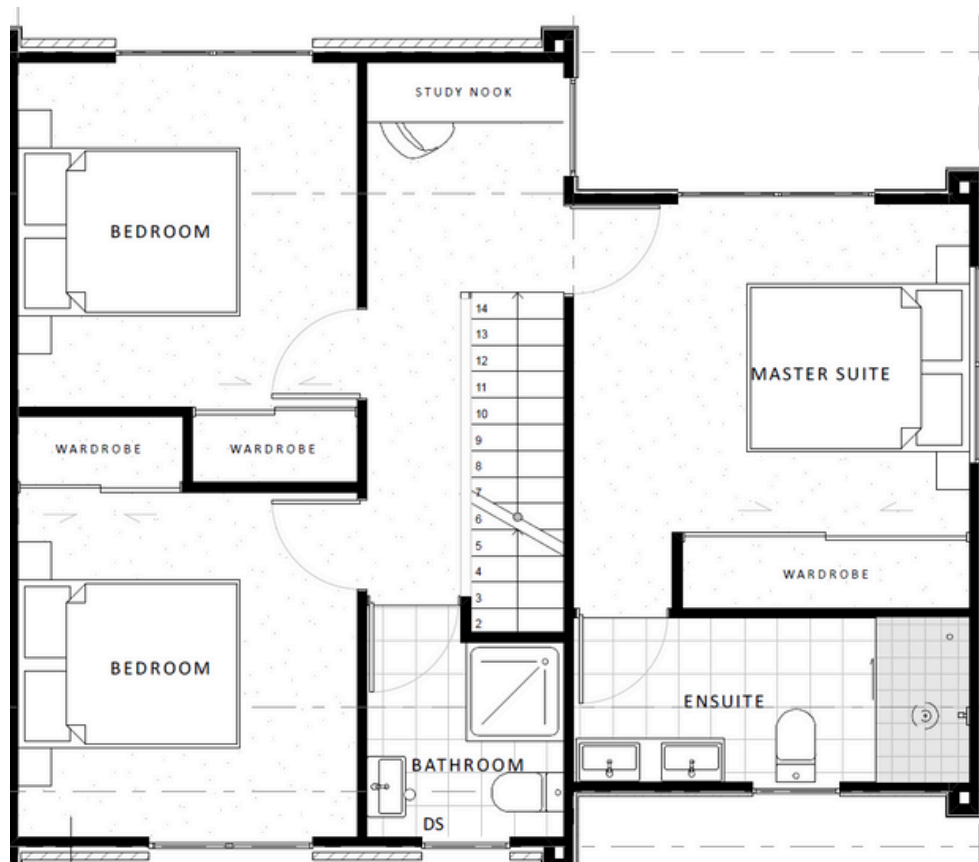




TOWNHOUSE

2

This floor plan shows a house with a large garage on the right side, labeled "GARAGE". A car is parked in the garage. To the left of the garage is a staircase with steps numbered 1 through 14. At the top of the stairs is a "W.C." (toilet). Below the stairs is a "W/DR" (wardrobe) and a "HWC 1555x 580" (hot water cylinder). The main living area is on the left, labeled "LIVING", and contains a sofa and a coffee table. Below the living area is the "KITCHEN / DINING" area, which includes a "DW" (dishwasher) and a "F" (fridge). The "ENTRY" is located at the top of the house.

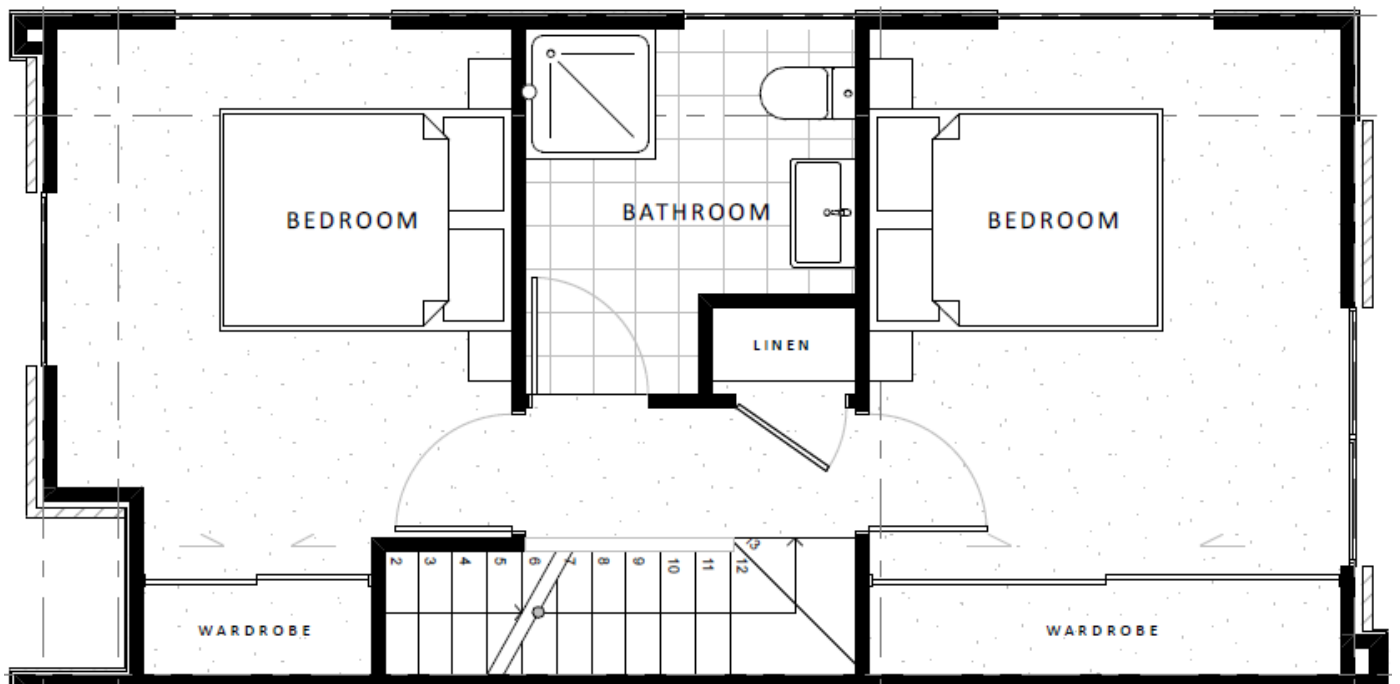


TOWNHOUSE

3



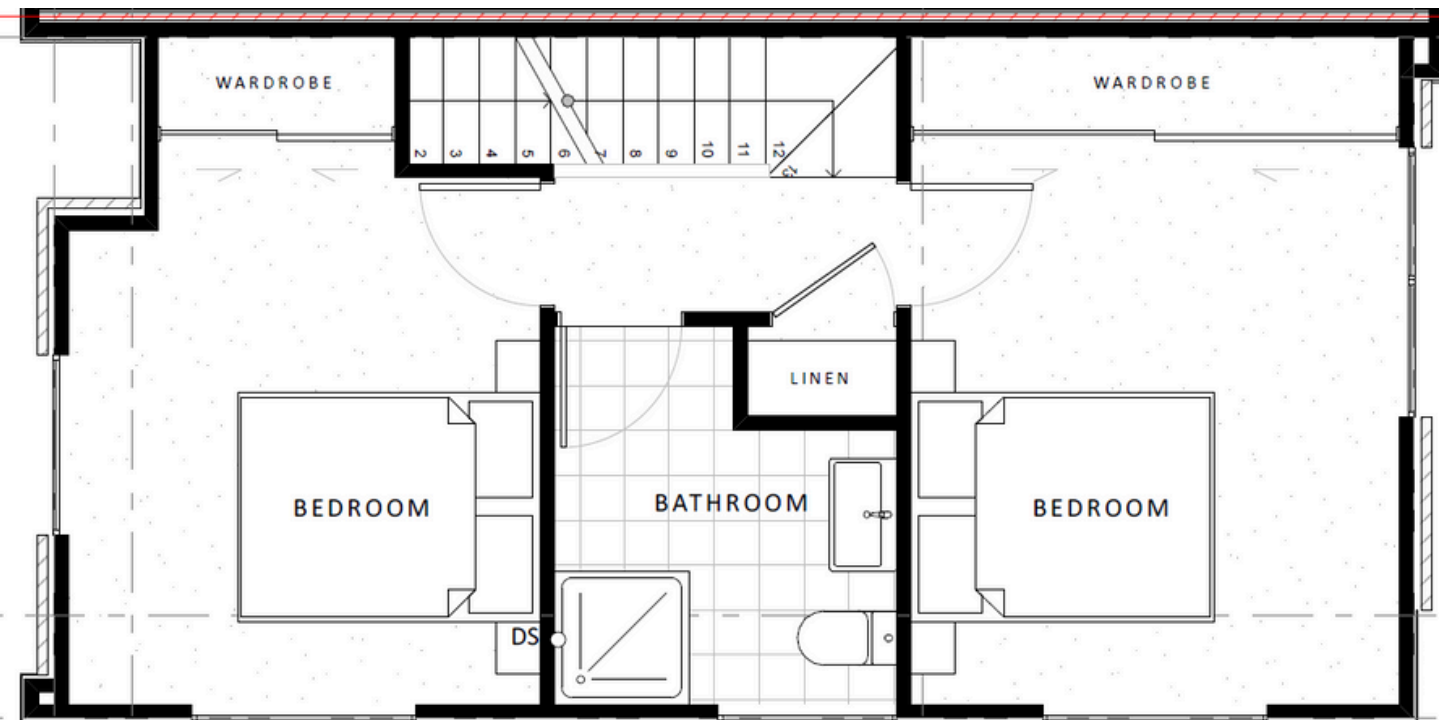
TOWNHOUSE 3



UNDER OFFER TOWNHOUSE 4



TOWNHOUSE 4



COLOURS & SPECIFICATIONS

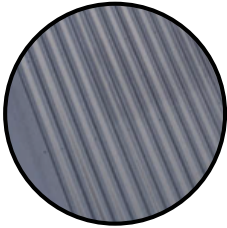
EXTERNAL & INTERIOR



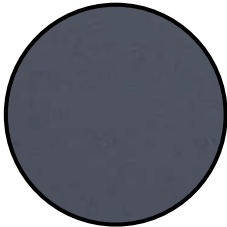
Aged Brick Cladding



Vertical Wall Cladding



Corrugate Roof Cladding



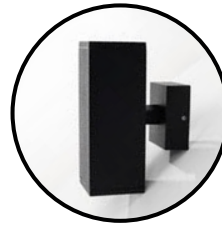
Aluminium Joinery



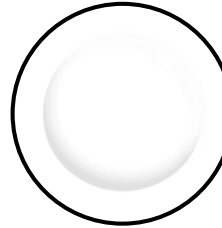
Soft Oak Laminate flooring



Schlage Artus
Digital Keypad Entry
Lever Handle - Satin
nickel



Modern black
up/down outdoor
lights



Interior in Dulux Half
mannorburn grey



Bailey Alexandra on
round rose
Brushed Nickel



Godfrey Hirst
Favourites - Renewal

KITCHEN



**Samsung 60cm Smart Oven with
Dual Cook - Black NV7B4430ZAB**



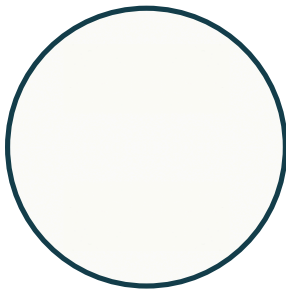
**Samsung 60cm Induction Cooktop
Black Ceramic Glass**



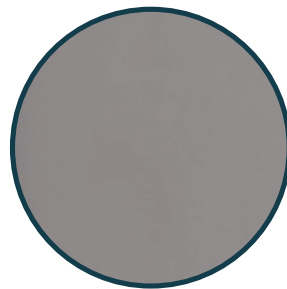
**Bosch 53cm Powerpack Rangehood
Silver Metallic Stainless Steel**



**Samsung 60cm Freestanding
Dishwasher black**



Kitchen Cabinetry
Melteca snowdrift
woodgrain



Kitchen Bench
Prime Stone -
Pukekawa

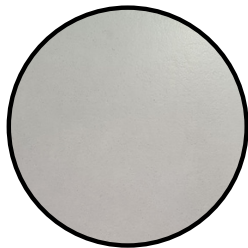


Kitchen Splash Back Tile
White Gloss 100x200



Greens Astro II
Kitchen Mixer Pull
Down - chrome

BATHROOM & LAUNDRY



Bathroom Floor Tile
Ice White 600x600



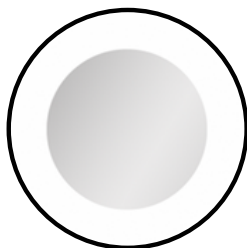
Shower Wall Tiles
Prologue Stone
Lappato 600 x 600



Cura CC BTW Toilet
Suite - Gloss White



Bathroom heater



Simple Round Mirror
700



Paini P2 5 Function
Slide Shower



750 Sienna Wall-Hung
Vanity



Paini Nove Tall Basin
Mixer - Chrome



Elementi Sienna
440mm Wall-Hung
Vanity



Paini Nove Basin
Mixer - chrome



900 x 900 moulded
acrylic shower



Paini Nove Shower
Mixer

ELECTRICAL FIXTURES



Fujitsu heatpump

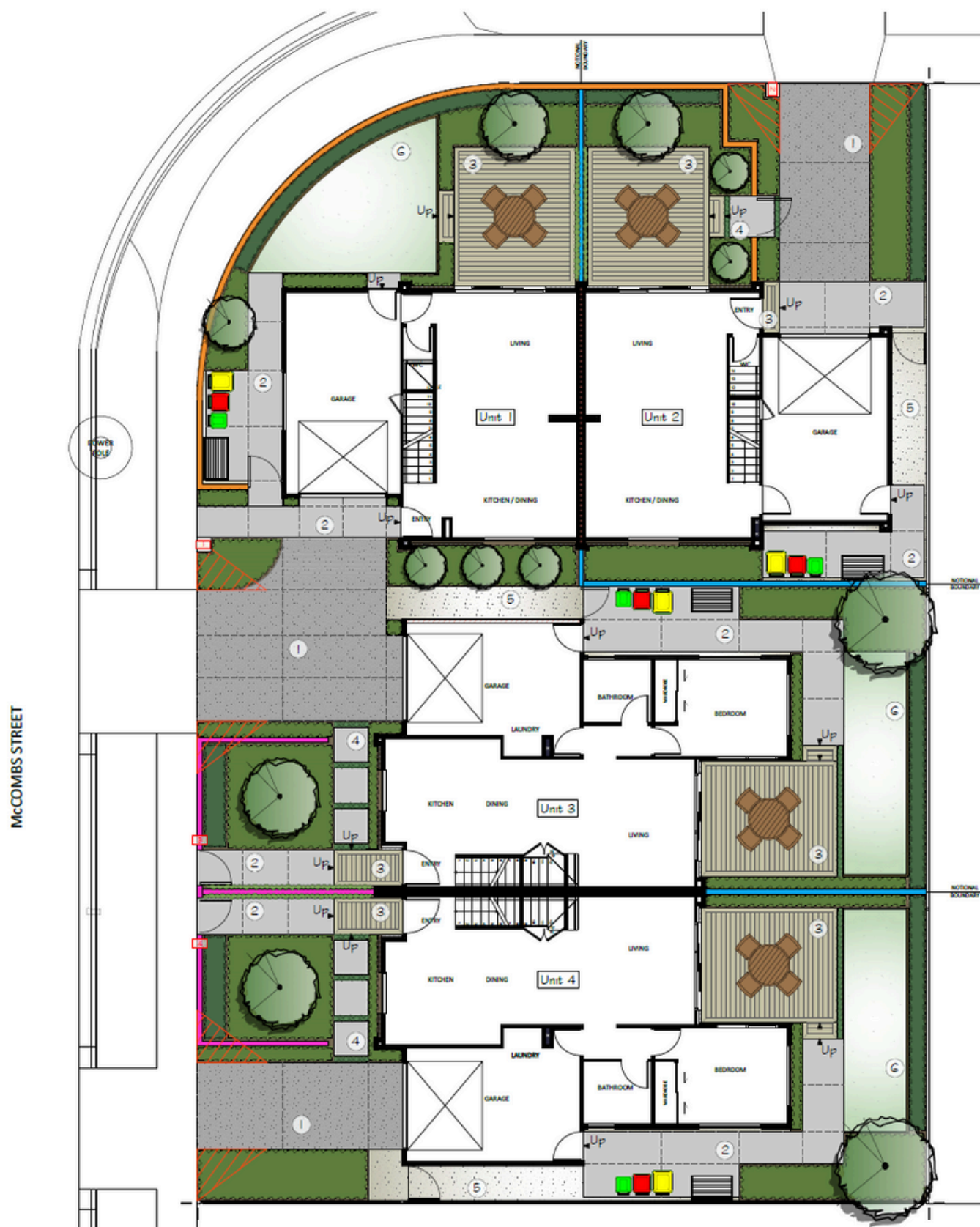


Plugs - Iconic
Switchgear



LED Switch
downlight

Landscaping Plan





A BIT ABOUT ANDY

With a career spanning business development, construction, and real estate, Andy's skill set is sharp and layered. He's run his own boutique agency, negotiated high-stakes deals, and worked alongside architects, developers, and investors. He knows how the property game moves—and how to keep it moving.

Direct, strategic, and solutions-driven, Andy pairs commercial acumen with a no-nonsense approach. Investors and developers trust his market instincts. Buyers value his ability to make deals seamless. And at every level, his approach is the same—clear, calculated, and built on trust.

Off the clock, Andy is about family. His wife Eva, daughter, and high-energy dog Presley keep him grounded. When he's not closing deals, you'll find him with them, catching up with mates over coffee, or sneaking in a round of golf.

Andy Williams

Director

+64 22 547 5232

www.officeroad.co.nz

OFFICE ROAD

REAL ESTATE

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

This document is confidential and may not be distributed, copied or used without the prior consent of Office Road Real Estate Limited. We do not accept liability of any actions, decisions, or outcomes as a result of any advice given within this document. We recommend seeking legal and/or technical advice prior to entering into any agreement for sale & purchase.

