



SOUTH SEA HOMES

The Chapters



Artistic impression

FOR SALE

120 Burke Street
Sydenham

Big city life

Boutique apartments and large townhouses



PRIME LOCATION

On the doorstep of the city's best parks, cafes, shopping areas and amenities.

HIGH-END FEATURES

- Central heating
- Shared solar: significant power savings
- EV-install-ready garages and car parks

READY, SET, MOVE IN

Currently under construction with completion scheduled for Q3 2027.

BIG ON SPACE

Generously proportioned homes with room for multigenerational living and large outdoor spaces drenched in sun.

Developed by South Sea Homes and under construction by trusted Christchurch team M Group.

The right home for you

Executive living, competitively priced



APARTMENTS

- STUDIO

**From \$459,000*

Floor area: 57m²

Carpark: YES

Outdoor living: 16m²

- 1 BEDROOM

**From \$449,000*

Floor area: 40m² - 53m²

Carpark: YES

Outdoor living: 16m²

TOWNHOUSES

- 1 BEDROOM

**From \$509,000*

Floor area: 55m²

Carpark: YES

Outdoor living: 20m²

- 3 & 4 BEDROOM

**From \$799,000*

Floor area: 141m² - 175m²

Garage: YES

Outdoor living: 33m² - 50m²

Bathrooms: 2-3



The best of the city on your doorstep

Take a 5 minute walk to Hello Sunday for a flat white.

Enjoy an 8 minute bike ride into the city centre.

Catch the game at One NZ Stadium then it's 7 minutes home by car.

Go for a swim and sauna at Parakiore Sports Centre - just 6 minutes on your bike.

Meet friends at Riverside Market - an 8 minute bike ride away.

UNIT 4

4 bedroom townhouse, 173m²

\$899,000

4 

1 

2 

A rare find

The feel of a large family home in a prime central location



**EXTRA
FEATURES:**
Shared solar
Central heating
Garage
EV-install-
ready
Outdoor living:
33m²

UNIT 4:

A four-bedroom townhouse is hard to find. For a warm, quiet, modern family home with room for everyone, look no further than this generous creation.

Top floor: Two large bedrooms and a third bedroom perfect for a nursery or home office.

Mid-floor: Generous, open-plan kitchen, dining and living space flowing to a large west-facing deck.

Ground floor: A bedroom with ensuite, kitchenette and private outdoor garden and lawn. This smart layout provides intergenerational living or home and income potential.



UNIT 10

1 bedroom townhouse, 55m²

\$509,000



One of a kind

A unique offering in a prime location



UNIT 10:

This sunny, north-facing gem boasts an open plan kitchen and living area downstairs flowing to a private courtyard where you can sit and enjoy a coffee from one of the many great cafes just a stone's throw from your front door.

Upstairs, retreat to a secluded, generously proportioned bedroom with ensuite overlooking your garden.

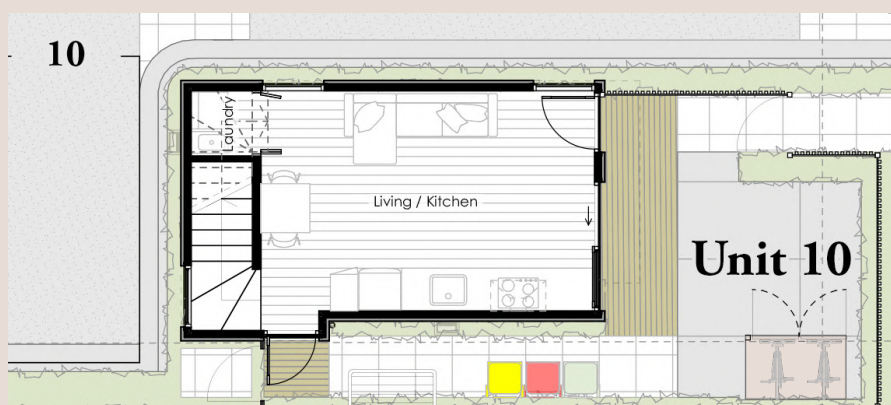
EXTRA FEATURES:

Bike shed

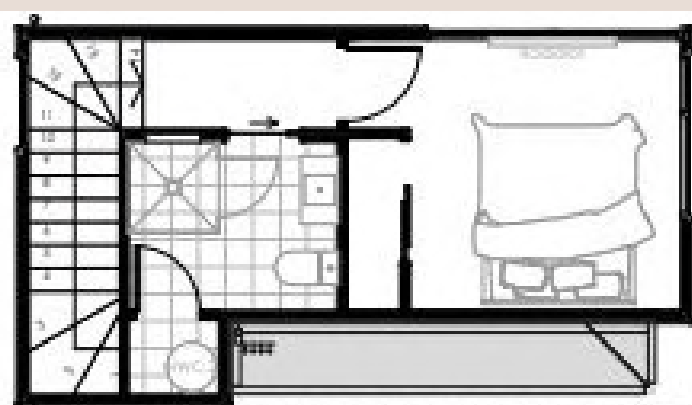
Shared solar

Central heating

Outdoor living: 20m²



Ground floor



First floor

UNIT 9

3 bedroom townhouse, 141m²
\$799,000

3 

1 

3 

The great outdoors

Big backyard energy with the city on your doorstep

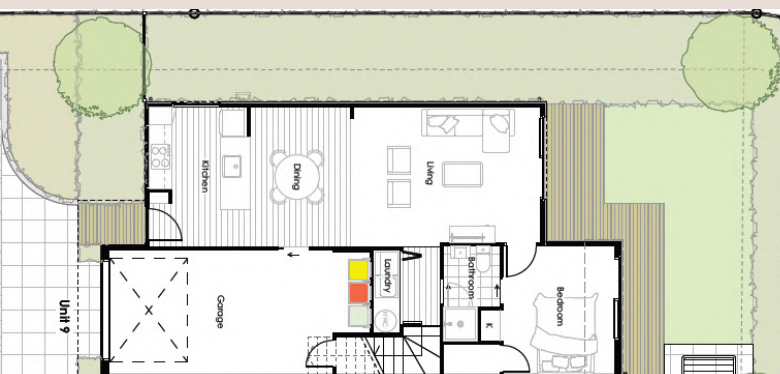


UNIT 9:

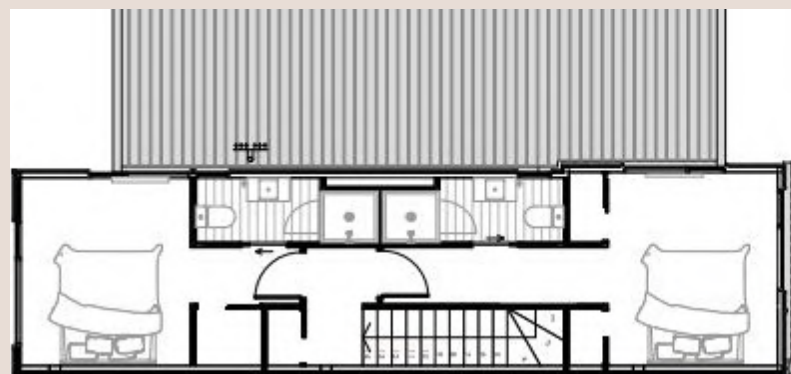
A central, modern home with the backyard of your childhood ... this three bedroom, three bathroom townhouse features an oversized outdoor living space with private decking, garden and lawn, all discreetly tucked away but still a stones throw from the best of Christchurch city.

EXTRA FEATURES:

Shared solar
Central heating
Garage
EV-install-ready
Outdoor living: 50m²



Ground floor



First floor

Modern family

Warm, considered spaces with room to grow

UNITS 5, 8

3 bedroom townhouse, ~174m²

\$899,000

3 

1 

3 



EXTRA FEATURES:
Shared solar
Central heating
Garage
EV-install-ready
Outdoor living: 50m²

UNITS 5 & 8:

Spacious homes featuring three double bedrooms each with ensuite, central heating throughout and internal access. EV-install-ready garaging.

Top floor: Two large bedrooms with extra space for work-from-home capabilities.

Mid-floor: Generous, open-plan kitchen, dining and living spaces flows to a large west-facing deck.

Ground floor: A bedroom with ensuite, kitchenette and private outdoor garden and lawn. This smart layout provides intergenerational living or home and income potential.



Good things, small packages

Apartments with all the bells and whistles

UNITS 6a, 6b, 6c, 7a, 7b & 7c

Studio and 1 bedroom: 40m² - 57m²

\$449,000 - \$459,000



**EXTRA
FEATURES:**
Bike parking
Shared solar
Central heating
Carpark
EV-install-
ready
Garden or
balcony

A perfect first home or investment, these studio and one-bedroom apartments come with the rare addition of a sunny balcony or garden and a carpark in a central location.

Sharply priced, astute investors will note the up to 5.6% gross yield.

Ground floor apartments: Large studios with private garden courtyards.

First and top floor apartments: One bedroom featuring beautiful west-facing decks.

Each apartment also benefits from a central heating and shared solar power system for power-bill savings (or solar returns for investors).

Artistic impression



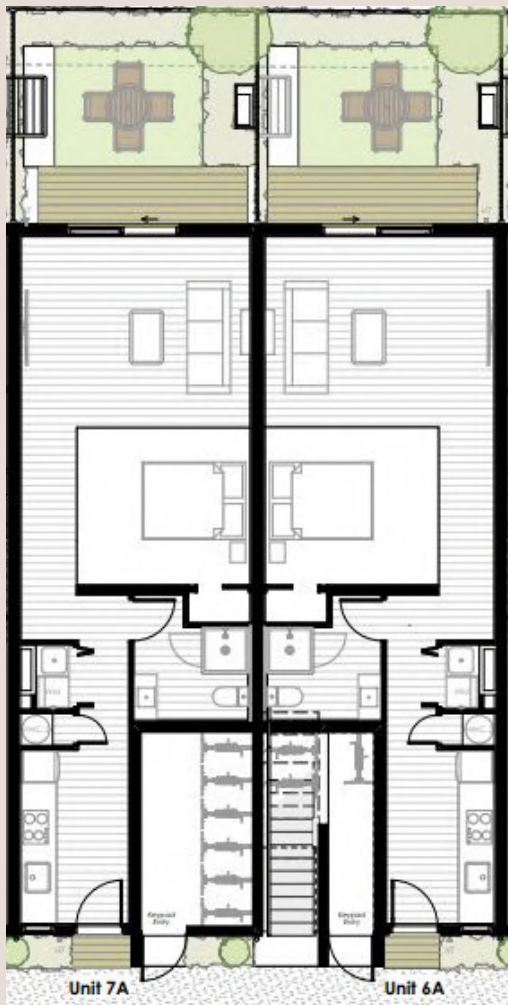
Apartment & studio floor plans

UNITS 6a, 6b, 6c, 7a, 7b & 7c
Studio and 1 bedroom: 40m² - 57m²
\$449,000 - \$459,000



GROUND FLOOR STUDIO APARTMENTS:

Units 6a & 7a



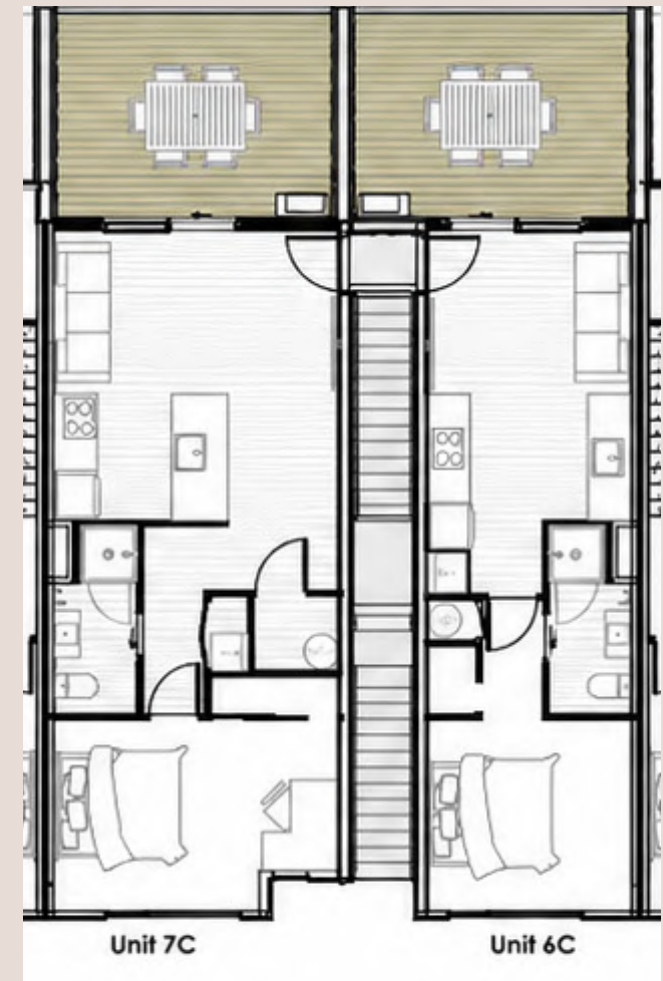
FIRST FLOOR 1 BED APARTMENTS:

Units 6b & 7b



TOP FLOOR 1 BED APARTMENTS:

Units 6c & 7c



Feel the difference

Quality materials and clever technology set the scene for your home

EFFICIENT WARMTH:

Unlike most new developments, our homes feature a clever central heating system for radial warmth to every room - not just where a heat pump might sit.



AN ETHICAL CHOICE:

Premium, sustainable porcelain benchtops in our townhouse kitchens.



MONEY SAVING POWER:

Enjoy up to 40 per-cent savings on your power bills thanks to a shared solar panel system.

EV-INSTALL-READY:

Future-proofing your parking spaces for a sustainable shift.



IN STYLE:

A sophisticated palette of richly textured, neutral materials sets the tone for a modern home ready to elevate your aesthetic.

Exterior features

Considered materials for warmer, quieter, well-functioning homes



UP TOP:

Roof and cladding is Trimrib Colorsteel, primary colour Flaxpod and secondary colour Titania.

Also featuring Rockcote plaster, Cementel fibre cement, and flat panel garage doors

MAXIMISED EFFICIENCY:

Thermally broken, double glazed joinery,
30Kw shared solar array
EV install ready charging at car parks

EXTRAS:

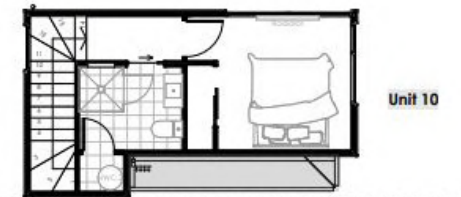
Decking: 140mm Grapa
Security camera setup
Letterboxes, landscaping,
fences, pavement included



Floor Plans - Ground Floor



Floor Plans - Mid Floor



30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056



One bedroom apartments and townhouse

Unit	Floor	Bedrooms	Bathrooms	Parking	Floor area (m²)	Outdoor living (m²)	Price
6a, 7a	Ground	1 (Studio)	1	1	57	16	\$459,000
6b	Mid	1	1	1	41	16	\$449,000
7b	Mid	1	1	1	53	16	\$459,000
6c	Top	1	1	1	40	16	\$449,000
7c	Top	1	1	1	51/53	16	\$459,000
10 (TH)	2 story	1	1	1	55	20	\$509,000

Three and four bedroom townhouses

Note: Units 1, 2a, 3a, 2b, 3b, 2c and 3c are sold

Unit	Storys	Bedrooms	Bathrooms	Garage	Floor area (m²)	Outdoor living (m²)	Price
4	3	4	2	1	173	33	\$899,000
5	3	3	3	1	174	33	\$899,000
8	3	3	3	1	175	34	\$899,000
9	2	3	3	1	141	50	\$799,000



★★★★★
BAYLEYS
RENT
GUARANTEE

Rental Assessment

3 November 2025

120 BURKE STREET, SYDENHAM, CHRISTCHURCH

At Bayleys Property Management we appreciate the opportunity given to us to appraise the properties in Sydenham and to provide you with a current market assessment.

We base our assessment on a range of criteria, including similar properties currently available, rental statistics for the area, and our experience. Based on the current market, we believe fair market rent would be between:

4 Bed, 2 Bath, 1 Garage	\$680 - \$750 per week
3 Bed, 3 Bath, 1 Garage	\$600 - \$670 per week
1 Bed, 1 Bath, 1 Carpark	\$450 - \$490 per week

This is based on the property being unfurnished, available for a long-term tenancy and meeting the Healthy Homes standards.

Our stand out property management is one of a kind as we proudly offer our Landlords a **'RENTAL GUARANTEE' – WE WILL PAY YOUR RENT IF YOUR TENANT DOES NOT.** We pride ourselves on our tenant selection and rent process that we will guarantee the rent is paid to you.

Our award-winning team of professionals are focused on providing a superior and personalised service to all owners and tenants. We will rent your property to the best tenant at the highest price possible in the quickest time possible.

If you have any questions about this assessment or want further information please don't hesitate to contact me on the number below. Please note appraisal valid for 30 days.

It is presumed for the purpose of this appraisal that this property complies with the Residential Tenancies (Healthy Home Standards) Regulations 2019, or would be compliant or exempt at the time of letting. Potential purchasers should take independent advice as to the suitability of the property for residential tenancy.



MIRANDA HEARN

Business Development Manager – Bayleys Property Management

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WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008



BIRDS NEST
property management

RENTAL ASSESSMENT

Please Note: This assessment is valid for 60 days from the date of this assessment. 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. 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)

4 November 2025

The Chapters, 120 Burke Street, Sydenham

Beds

Bath

Parking

Living



Unit No

Un-Furnished

1

1

1

1

2,3,6,7

\$470-\$490

1

1

1

1

10

\$490 - \$500

3

3

1

1

1,5,8,9

\$700-\$720

4

2

1

1

4

\$730 - \$750

RENT
RENT ACCREDITED RESIDENTIAL
PROPERTY MANAGER MEMBER

After thoroughly reviewing the key features, photographs, listing information, and relevant market statistics, we are pleased to share our findings. Our rental assessment compares your property against currently advertised listings, recently let properties, current rental statistics, and market feedback.

Birds Nest Property Management:

Tailored Property Management Solutions

At Birds Nest Property Management, we understand that effective property management is not one-size-fits-all. Each investment property requires a unique strategy tailored to its specific needs. Our services are designed to provide comprehensive support for property owners, including efficient rent collection to ensure prompt payments, detailed financial reporting with monthly and yearly statements, and targeted marketing to attract ideal tenants.

Our proactive approach includes direct communication with tenants to foster positive relationships and effectively manage their needs. We are committed to assisting you in successfully renting your property to suitable tenants while providing ongoing day-to-day management. If you have any questions or require further information about our services, please do not hesitate to get in touch.

Jennifer Bird

JEN BIRD
DIRECTOR

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Get in touch



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SOUTH SEA HOMES

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