



**MCRAE &
KNOWLER**

**Wrightway
Construction**
/ Insurance Repairs
Renovations
New Builds

1-4, 14 MEMORIAL AVENUE

ILAM, CHRISTCHURCH

"Architectural Sophistication in a Prime Christchurch Location"

FOUR HIGH SPEC TURNKEY TOWNHOUSES
COMPLETION 2027

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WELCOME

INTRODUCTION

Welcome to 1-4 Memorial Avenue, Ilam — four architecturally designed, high-spec townhouses in one of Christchurch's most sought-after locations, delivered turnkey and crafted with an uncompromising focus on quality and contemporary living.

Each residence is built to the same exacting standard: soaring double-height windows and skylights that flood the home with natural light, designer kitchens with generous butler's pantries, and considered layouts that balance open-plan living with private, well-proportioned bedrooms. No allowances to chase, no surprises at the end.

Brought to market by **McRae & Knowler**, and built by **Wrightway Construction**, backed by a 10-year HALO Guarantee.

THE PARTNERSHIP

WHO WE ARE

MCRAE & KNOWLER

Boutique by choice. McRae & Knowler is a Canterbury real estate agency, working across Christchurch and beyond.

No cookie-cutter campaigns. Every property we take to market is considered on its own merits — the marketing, the pricing strategy and the buyer approach are built for that home, not pulled off a shelf.

Full service, start to finish. You deal with your agent directly, from the first conversation through to settlement day.



Insurance Repairs · Renovations · New Builds. Wrightway Construction brings this experience to every home at Memorial Avenue.

Backed by HALO. Every Wrightway home carries a 10-year HALO Residential Guarantee — structural cover that sits independently of the builder, alongside your statutory protections under the Building Act.

Specification-led. Built to a written schedule, so what is promised at the start is what is delivered at handover.

CERTIFIED & GUARANTEED

Full contract works and liability insurance · 10-Year HALO Residential Guarantee · Council-consented working drawings for every home.

DESIGNED FOR LIVING

THE DEVELOPMENT



Artist's impression — open-plan living, dining and kitchen, designed for effortless indoor-outdoor entertaining.

Four architecturally designed townhouses, each conceived to the same exacting standard — a strong emphasis on architectural form, quality finishes, natural light and effortless modern living.

Interiors are defined by soaring double-height windows and strategically positioned skylights, drawing in abundant natural light and creating an impressive sense of scale. Designer kitchens sit at the heart of each home, complemented by generous butler's pantries and open-plan living, dining and kitchen spaces built for both everyday living and entertaining.

Upper-level layouts typically include a versatile second living space, a private master suite with walk-in wardrobe and ensuite, and further double bedrooms — each home finished to a high specification throughout, including engineered stone benchtops, underfloor heating to bathrooms, and full turnkey landscaping.

The location is equally compelling — zoned for Burnside High School, Christchurch Boys' and Girls' High Schools and Cobham Intermediate, with Fendalton Mall, cafés, supermarkets and everyday amenities close at hand.

With four residences available, enquire today for further information on all four floor plans and positions, to find the home that best suits your lifestyle.

THE DETAILS

AT A GLANCE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
Bedrooms	4	4	4	4
Bathrooms	3	3	3	3
Living Areas	2	2	2	2
Garaging	2 car	2 car	2 car	2 car
Floor Area	239.19m ²	215.33m ²	214.4m ²	239.24m ²
Price	Enquiries Over \$1,825,000	Enquiries Over \$1,815,000	Enquiries Over \$1,815,000	Enquiries Over \$1,885,000

LAND

Freehold — area to be confirmed on title

COMPLETION

2027

COMPLETION

READY 2027

A completed turnkey home for each unit — landscaping, driveway, fencing and all fixtures included.

SPECIFIED, NOT SUGGESTED

FEATURES YOU'LL LOVE

Double-height living

Soaring windows and skylights fill the open-plan kitchen, dining and living areas with natural light.

Turnkey landscaping

Decorative concrete patios, driveway and full landscaping included — nothing left to finish.

Fully tiled bathrooms

Tile Warehouse Gold range, tiled showers with glazing, and a choice of brushed brass, gun metal or brushed nickel fixtures.

Smart, secure entry

Fairview thermally broken double-glazed joinery, Artus lockset, DOMINATOR garage door with 5-year warranty.

Premium flooring

Pergo laminate to living areas, Hanning Victoria carpet with 11mm underlay to bedrooms.

Designer kitchens

Engineered stone benchtops throughout kitchen, scullery and laundry, with a generous butler's pantry.

Ducted comfort

Two heat pumps per home (8kW downstairs, 6kW upstairs), plus underfloor heating to all bathrooms.

Freestanding bath

1800mm bath to the main bathroom.

Double internal-access garaging

With dedicated laundry and generous storage.

Backed by HALO

10-year HALO Guarantee on every home.

FINISHES

MATERIAL PALETTE

EXTERIOR & STRUCTURE

Cladding 1	70 Series Brick Veneer
Cladding 2	Cedar vertical weatherboards
Garage Door	Cedar-clad, matching weatherboard
Roofing	Colorsteel Maxam Espan 470 (0.55BMT)
Joinery	Fairview TL40+, thermally broken aluminium
Driveway	Asphalt & decorative concrete

INTERIOR

Living Areas	Pergo Laminate flooring
Bathrooms	Tile Warehouse Gold range, fully tiled
Bedrooms	Hanning Victoria Carpet, 11mm underlay
Benchtops	Engineered stone — kitchen, scullery & laundry
Fixtures	Buyer selection — brushed brass, gun metal or brushed nickel
Paint & Tile Colour	Buyer selection with builder

Several finishes — including paint colour, tile selection, fixture finish and curtains/blinds — are buyer selections made with the builder. Refer to the full specification for details.

UNIT 1

ENQUIRIES OVER
\$1,825,000

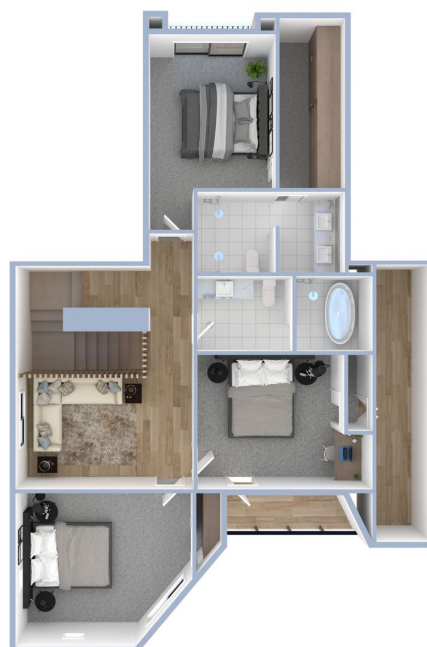
4	3	2	2	239.19m²
Bedrooms	Bathrooms	Living Areas	Garaging	Floor Area

One of four architecturally designed townhouses at 1–4 Memorial Avenue, finished to the same high standard throughout — open-plan living under soaring double-height windows, a designer kitchen with butler's pantry, and generously proportioned bedrooms across two levels.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

1/14 Memorial Avenue, Christchurch

UNIT 2

ENQUIRIES OVER
\$1,815,000

4	3	2	2	215.33m²
Bedrooms	Bathrooms	Living Areas	Garaging	Floor Area

One of four architecturally designed townhouses at 1-4 Memorial Avenue, finished to the same high standard throughout — open-plan living under soaring double-height windows, a designer kitchen with butler's pantry, and generously proportioned bedrooms across two levels.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

2/14 Memorial Avenue, Christchurch

UNIT 3

ENQUIRIES OVER
\$1,815,000

4	3	2	2	214.4m²
Bedrooms	Bathrooms	Living Areas	Garaging	Floor Area

One of four architecturally designed townhouses at 1-4 Memorial Avenue, finished to the same high standard throughout — open-plan living under soaring double-height windows, a designer kitchen with butler's pantry, and generously proportioned bedrooms across two levels.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

3/14 Memorial Avenue, Christchurch

UNIT 4

ENQUIRIES OVER
\$1,885,000

4	3	2	2	239.24m²
Bedrooms	Bathrooms	Living Areas	Garaging	Floor Area

One of four architecturally designed townhouses at 1-4 Memorial Avenue, finished to the same high standard throughout — open-plan living under soaring double-height windows, a designer kitchen with butler's pantry, and generously proportioned bedrooms across two levels.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

4/14 Memorial Avenue, Christchurch

LOCATION & AMENITIES

Ilam is one of Christchurch's most established and sought-after suburbs — a leafy, well-connected address close to the University of Canterbury, Fendalton Mall and the wider city, with an enviable school zone on the doorstep.

School Zoning	Burnside High School
	Christchurch Boys' High School
	Christchurch Girls' High School
	Cobham Intermediate
Shopping	Fendalton Mall nearby
Everyday Amenities	Cafés & supermarkets close at hand

Each residence has been conceived to the same high standard, with a strong emphasis on architectural design, quality finishes, natural light and effortless modern living. All are offered turnkey, providing the opportunity to secure a brand-new, high-spec home in one of Christchurch's most prestigious and well-connected locations.

BUYING WITH CONFIDENCE

GUARANTEES & PEACE OF MIND

A turnkey build removes the two things buyers worry about most: cost creep and quality risk.

Fixed scope. Each home is delivered turnkey — landscaping, driveway and fixtures all included at the enquiries-over price listed.

10-Year HALO Guarantee. Independent structural cover for ten years from completion.

Full contract works and liability insurance carried throughout the build.

Council-consented. Full working drawings and council consent obtained for every home.

Builder's clean on completion, so each home is move-in ready.

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Wrightway
Construction
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GET IN TOUCH

ENQUIRE NOW

Viewings are by appointment. Come and walk the site, see the plans in full, and talk through the build programme, the specification and the payment options.



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THANK YOU

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