



CANTERBURY

25 Shirley Road, Shirley,  
Christchurch

**equiti**

Licensed under the REAA 2008





Completed development at Westminster Street, Christchurch

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NZ's No. 1  
Multi Unit &  
Townhouse  
Builder

NZ's No. 7  
Residential  
Builder

## Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer with a proven track record of delivering high-quality, well-built homes to both homeowners and investors, alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, & therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 1000 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.



“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,  
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,  
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,  
Christchurch

“

The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,  
Christchurch





Artistic rendering only.

## The Development

**Welcome to 25 Shirley Road, Shirley** — an array of twenty-two architecturally designed homes that bring together sleek modern design and the ease of low-maintenance living.

This carefully designed development presents a selection of two- and three-bedroom residences, available with one or two bathrooms. Off-street car parking is offered within the development, ensuring added ease for residents.

The three-bedroom homes feature a loft-style third bedroom, complete with additional storage and a striking skylight that enhances light and space.

Bright, open-plan living areas flow seamlessly into stylish kitchens and extend to private outdoor spaces, creating an inviting environment for relaxation and entertaining. A select number of homes also enjoy direct access to Shirley Stream, offering a peaceful setting that enhances the sense of tranquillity.

With spacious layouts, durable finishes, and low-maintenance landscaping, these homes balance style with functionality.

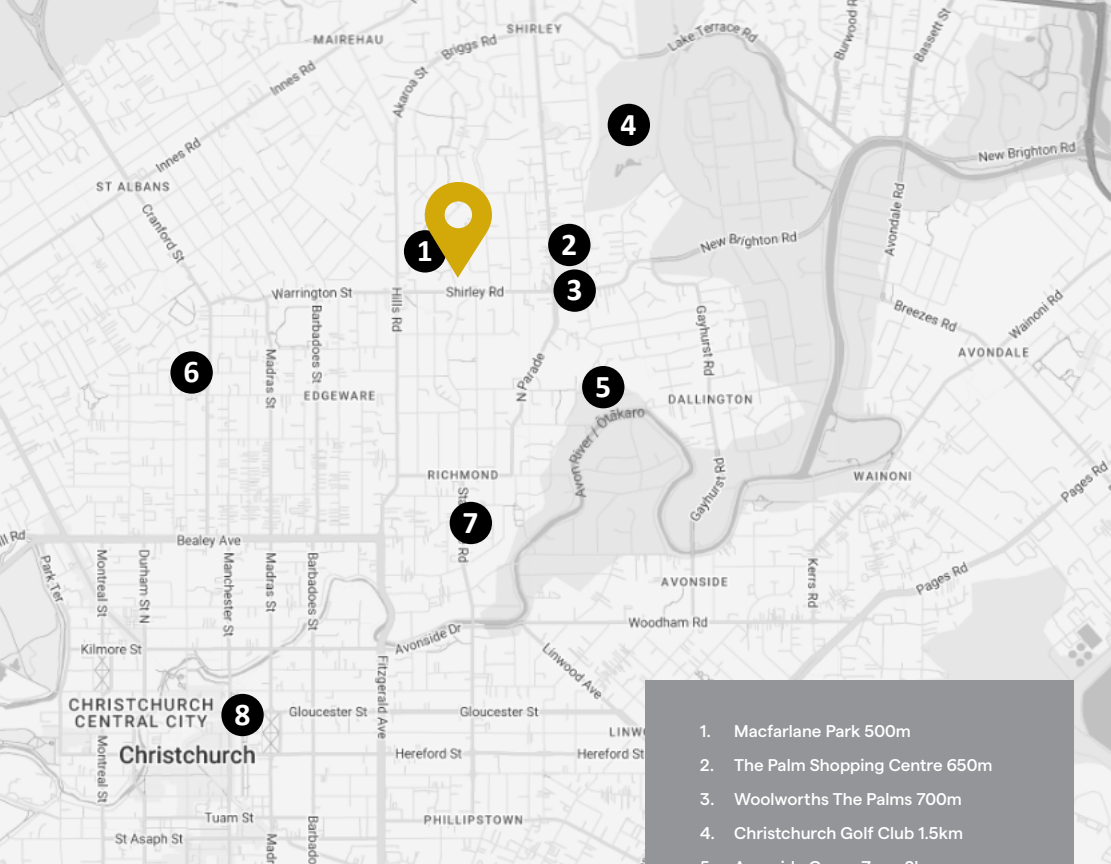
All homes are move-in ready on settlement, complete with a heat pump for year-round comfort, keyless front door entry, blinds, and stainless-steel appliances — ensuring everything is in place from day one.

Whether you're a first-home buyer, downsizer, or investor, 25 Shirley Road presents an excellent opportunity to secure a brand-new home in a thriving, well-connected neighbourhood.









## Location What's Nearby?

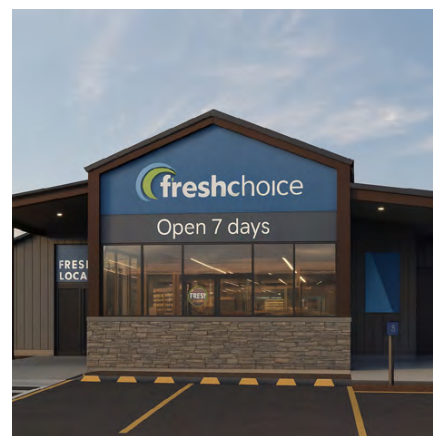
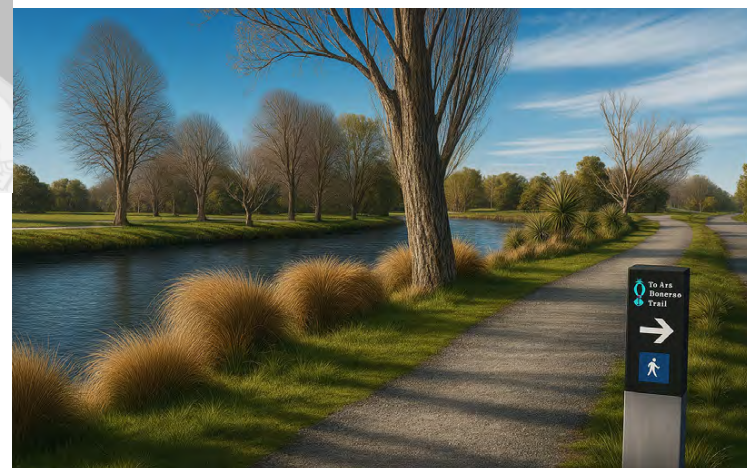
Conveniently located in Shirley, this address places you just moments from The Palms Shopping Centre, Shirley Shopping Centre, Bealey Avenue and the Avon River — perfect for weekend strolls or easy everyday errands.

Within walking distance, families will find Te Hiwa Shirley Primary School and Te Oraka Shirley Intermediate School, adding to the well-rounded appeal of this established community. The area is also zoned for Mairehau High School, making it a fantastic choice for families seeking education options close to home.

For leisure, enjoy weekends at New Brighton Beach or wandering through the greenery of Hagley Park. Commuters benefit from quick connections, with the CBD only a short drive away and a bus stop just around the corner, ensuring easy access to the city.

Combining everyday convenience, great school zoning, and easy access to both nature and the city, this well-connected location offers an ideal lifestyle for families, investors and commuters alike.

## Amenities



All images are artist's impression only





MACFARLANE PARK

CHRISTCHURCH GOLF CLUB

THE PALMS



## Education

### PRIMARY SCHOOLS

- Te Hiwa Shirley Primary School (Years 1 - 6)
- St Francis of Assisi Catholic School (Years 1 - 8)
- St Mary's School (Christchurch) (Years 1 - 8)

### INTERMEDIATE & HIGH SCHOOLS

- Te Oraka (Years 7 - 8)
- Mairehau High School (Years 9 - 13)

*These schools are nearby education providers for which this address is in-zone. Additional enrolment criteria may apply, and zoning may be subject to change. We recommend contacting the schools directly for the latest information.*



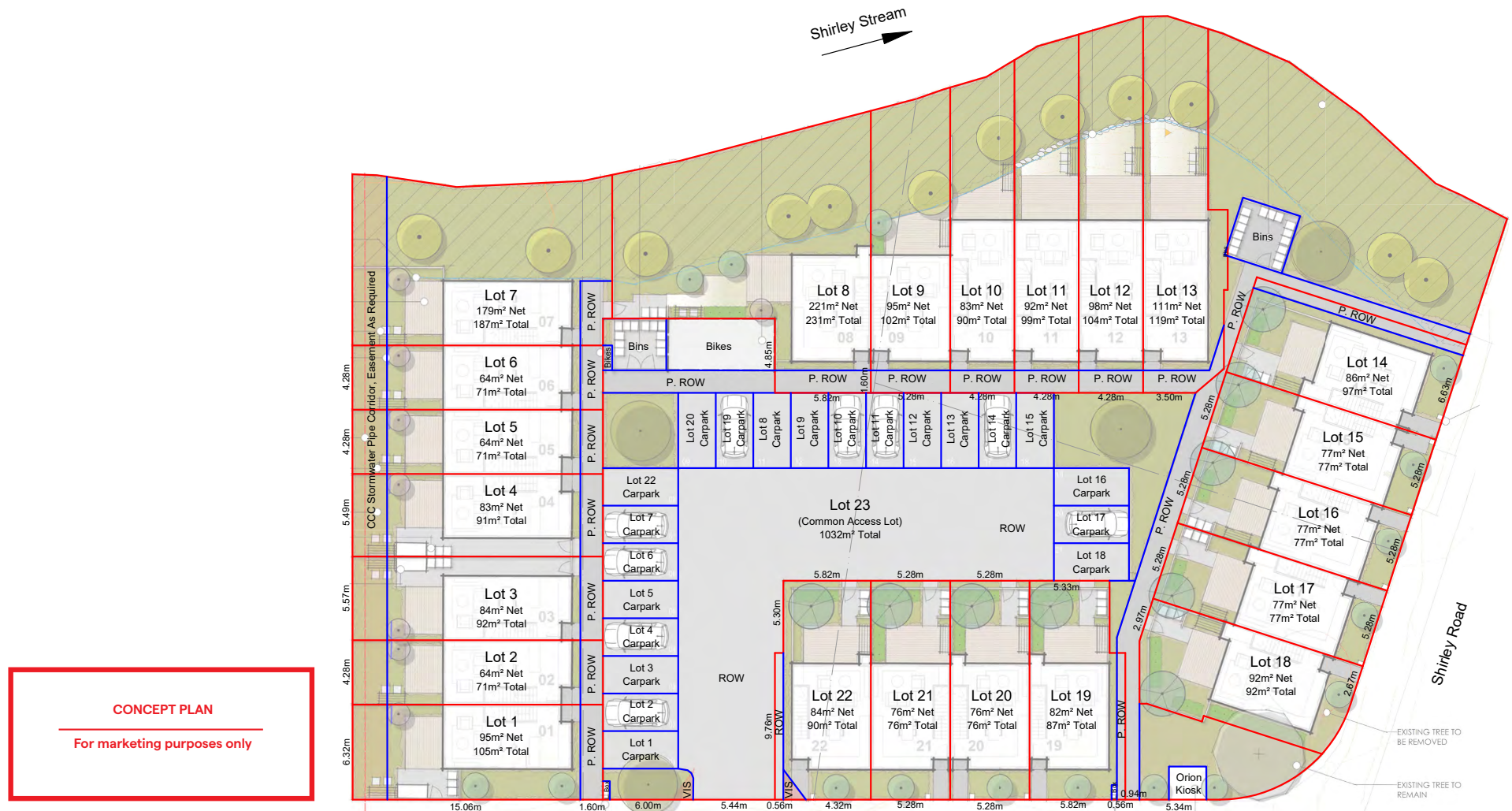
# Landscape Plan





# Subdivision Plan

## Freehold Titles









# Townhouse Details

Home	Bedrooms	Bathrooms	Carpark	Unit Size m2	Land Size m2	Price
1	2	1	1	73.5	105	\$585,000
2	2	1	1	73.5	71	\$559,000
3	2	1	1	73.5	92	\$575,000
4	2	1	1	73.5	91	\$575,000
5	2	1	1	73.5	71	\$559,000
6	2	1	1	73.5	71	\$559,000
7	2	1	1	73.5	187	\$609,000
8	2	2	1	77.0	231	\$625,000
9	2	2	1	76.4	102	\$599,000
10	3	2	1	97.0	90	\$659,000
11	3	2	1	97.0	99	\$659,000
12	3	2	1	97.0	104	\$659,000
13	3	2	1	97.0	119	\$675,000
14	2	2	1	77.0	97	\$589,000
15	2	2	1	77.0	77	\$575,000
16	2	2	1	77.0	77	\$575,000
17	2	2	1	76.4	77	\$575,000
18	2	2	1	77.0	92	\$589,000
19	2	2	1	77.0	87	\$595,000
20	2	2	1	77.0	76	\$579,000
21	2	2	0	76.4	76	\$515,000
22	2	2	1	77.0	90	\$595,000



Wednesday, 16 September 2025

Thank you for entrusting Wolfbrook Property Management for the appraisal of your property **25 Shirley Road, Shirley, Christchurch, 8013.**

I am pleased to provide you with a comprehensive appraisal of the rental value for your property.

This appraisal reflects a thorough analysis of the current real estate market trends and the comparable properties within the vicinity.

Our goal is to offer you a detailed insight into the potential rental income of your property, ensuring that you are well-informed to make strategic decisions regarding its management and leasing.

Property Description:

- Units 1 – 7 consist of two bedrooms, one bathroom and one off street carpark. I have appraised the weekly rental for these units at \$490.00 per week in this current market.
- Units 8 and 9 consist of two bedrooms, two bathrooms and one off street carpark. I have appraised the weekly rental for these units at \$520.00 per week in this current market.
- Units 10 – 13 consist of three bedrooms, two bathrooms and one off street carpark. I have appraised the weekly rental for these units at \$600.00 per week in this current market.
- Units 14 – 20 and unit 22 consist of two bedrooms, two bathrooms and one off street carpark. I have appraised the weekly rental for these units at \$505.00 per week in this current market.
- Unit 21 consists of two bedrooms, two bathrooms. I have appraised the weekly rental for this unit at \$495.00 per week in this current market.

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

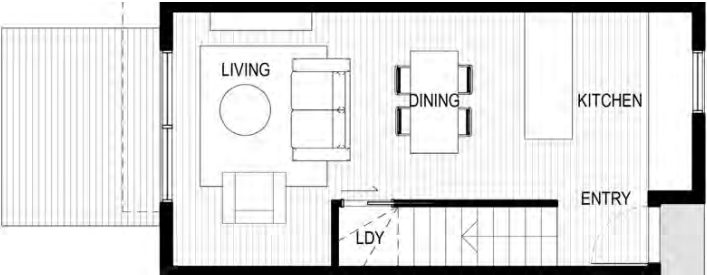
Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 475 0052 or via email at [amanda@wolfbrookpm.co.nz](mailto:amanda@wolfbrookpm.co.nz)

Kind regards,  
Amanda Woodward | [Regional Manager – Christchurch](#)

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.



# Floor Plans & Design



GROUND FLOOR



FIRST FLOOR



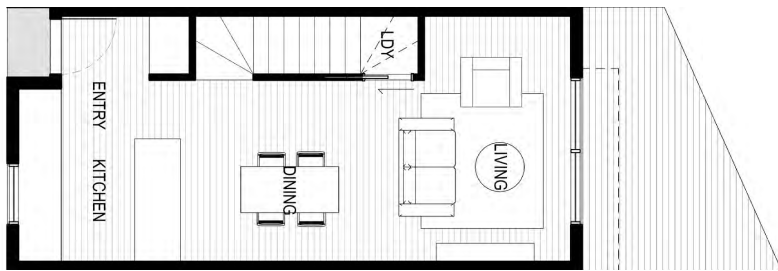


GROUND FLOOR

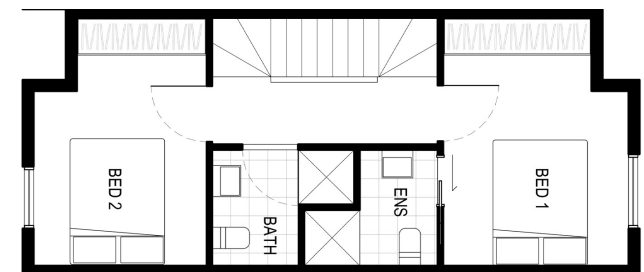


FIRST FLOOR

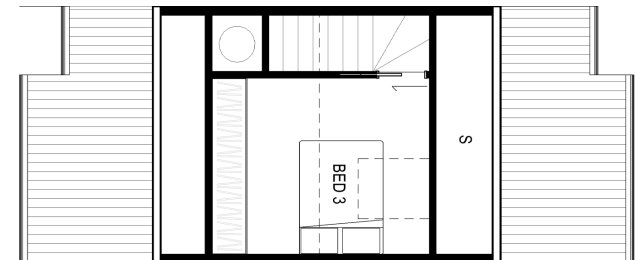




GROUND FLOOR



FIRST FLOOR



LOFT FLOOR



# Interior & Exterior Finishes

## Exterior Finishes

- Roof
- Gutter & Fascia
- Window Joinery & Shrouds
- Entrance Door
- James Hardie Oblique
- Rockcote Plaster
- FC Sheet (Between Windows)
- Soffits

- Colorsteel FlaxPod
- Colorsteel FlaxPod
- FlaxPod - Aluminium
- Colorsteel FlaxPod
- Resene Double Masala
- Resene Truffle
- Resene Element
- Resene White



## Interior Finishes

- Hard Flooring
- Carpet
- Tile

- Godfrey Hirst - Lucca 300
- Feltex - Cable Bay - Stone 745
- Reptiles - Stonebrook Luna Matt - 600 x 600mm



## Colour Scheme

- Ceiling
- Doors & Windows
- Walls & Skirting

- Resene - Quarter Black White
- Resene - Quarter Black White
- Resene - Quarter White Pointer



## Kitchen

- Benchtop
- Cabinetry
- Cabinetry
- Sink Mixer
- Splashback

- Primestone - Cardrona Polished
- Bestwood - Limestone Velvet
- Laminex - Melteca - Urban Ash
- Robertson - Uno Kitchen Mixer - Brushed Nickel
- Reptiles - Piccolo Matt White



## Bathroom

- Tile
- Shower
- Fittings
- Toilet
- Vanity
- Mirror Cabinet
- Heated Towel Rail
- Wall Heater
- Splashback

- Reptiles - Stonebrook Luna Matt - 600 x 600mm
- Atlantis - Botique, Symphony & Commander Easy Tile
- Robertson - Brushed Nickel
- Newtech - Casalink Back to Wall Toilet
- Newtech - Brookfield Double Draw - Urban Oak
- Newtech - Avon Wall Hung - Urban Oak
- Evoke - 7 Bar - Brushed Nickel
- Goldair Bathroom Heater - 2000w - Stainless
- Reptiles - Piccolo Matt White





# Building Specifications

## Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

## Exterior

Roof	Colorsteel
Fascia and Gutter	Colorsteel
Downpipes	Colorsteel
Exterior Cladding	James Hardie Oblique & Rockcote Plaster
Window & Door Joinery	Double glazed, powder coated aluminium

## Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Prefinished 16mm Whiteboard
Water Heater	180L - 250L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

## External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted with a mixture of plants & trees as per landscape plan

# Chattels

Oven	Samsung Stainless Steel 60cm Built in Oven
Dishwasher	Samsung 60cm Dishwasher - Stainless Steel
Cooktop & Rangehood	Samsung Ceramic Cooktop and Award Undermount Rangehood
Heatpump	Samsung ARISE WindFree™ Heatpump
Blinds	Blockout Roller Shades and Faux-Timber Venetians (Kitchen & Bathroom)
Letter Box	Boxdesign
Clothesline	Sun King Folding Frame
EV Charger	EV Charger – Supply and install available for an additional fee
Front Door Locking	Digital Touch Pad – Schlage Artus - Satin Nickel

\* Or similar



## HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

# SAMSUNG

Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.



Stainless Steel Built in Oven



Ceramic Cooktop



Stainless Steel Dishwasher



WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



Enhance your new home with an Evnex EV charger. Fast, solar-friendly charging at home. Supplied and installed for an additional fee.

The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.



## BATHROOM

Tile | Reptiles - Stonebrook Luna Matt

Fittings | Robertson - Brushed Nickel

Shower | Atlantis - Easy Tile

## FLOOR

Reptiles Tile  
Stonebrook Luna Matt  
600 x 600mm



Completed development at Raukawa St, Lower Hutt

## Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

### What if I notice minor defects?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

### Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above, don't hesitate to reach out to our team to discuss.







## 2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee\* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word.

\*T&C's apply please visit [www.wolfbrook.co.nz](http://www.wolfbrook.co.nz)



All images are artist's impression only



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## Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit [wolfbrook.co.nz/residents-society](http://wolfbrook.co.nz/residents-society)

### ESTIMATED ANNUAL LEVY

## \$2700 - \$3100

### INCLUDING INSURANCE

The levies stated are indicative only and subject to change.

The establishment of a Residents Society is not guaranteed and may not apply to this development.



# Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest

quality in design and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Completed development at Dellwood Ave, Auckland

## Our Building Guarantees



### Home Completion Guarantee

Your payments to us are 100% secure, ensuring that you receive your new home.

### Total Price Guarantee

We guarantee the price we give you is the price you'll pay for your new home.

### 1 Year Defects Warranty

If your new home isn't quite right we'll fix it.

### 10 Year Structural Warranty

Your new home will stand the test of time.

[wolfbrook.co.nz](http://wolfbrook.co.nz)

# Purchasing a Wolfbrook Property

## STEP 1.

### Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

## STEP 2.

### Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

## STEP 3.

### Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

## STEP 4.

### Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

## STEP 5.

### Sit Back and Relax

Your new investment property is in good hands - professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.



# Completed Developments

Wolfbrook have completed over 1,000 properties throughout New Zealand.  
Below is a sample of our more recently completed developments.



## Lincoln Road

Addington, Christchurch  
60 Residential Units



## Whiteleigh Avenue

Addington, Christchurch  
5 Residential Units



## Edmonton Road

Henderson, Auckland  
9 Residential Units



## 17th Avenue

Tauranga  
7 Residential Units





# The 5 Step Purchase Process

1

## Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

## Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

## Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

## Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

## Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

# Meet The Team

## Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



**Hamish Cowan** | Founder and Director  
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



**Jordan Gosden** | Operations Manager  
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



**Suzanne Hill** | New Build Property Investment Specialist  
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.







**equiti.co.nz**

**info@equiti.co.nz**

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