



WELLINGTON

349 Cambridge Tce
Naenae

equiti

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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Completed development at Waltham Road, Christchurch

What’s inside?

Welcome to Wolfbrook Residential	2
Testimonials	3
The Development	6
Location	8
Amenities	9
Education	11
Landscape Plan	12
Subdivision Plan	14
Townhosue Details	16
Rental Appraisal	17
Floor Plans and Design	20
Interior and Exterior Finishes	26
Building Specifications	28
Chattels List	29
Maintenance Period & Warranties	31
Rental Guarantee	32
Residents Society	33
Why buy from Wolfbrook Residential?	34
How buying a Wolfbrook Residential property works?	35
Completed Developments	36
Contact Us	38



Welcome to Wolfbrook Residential

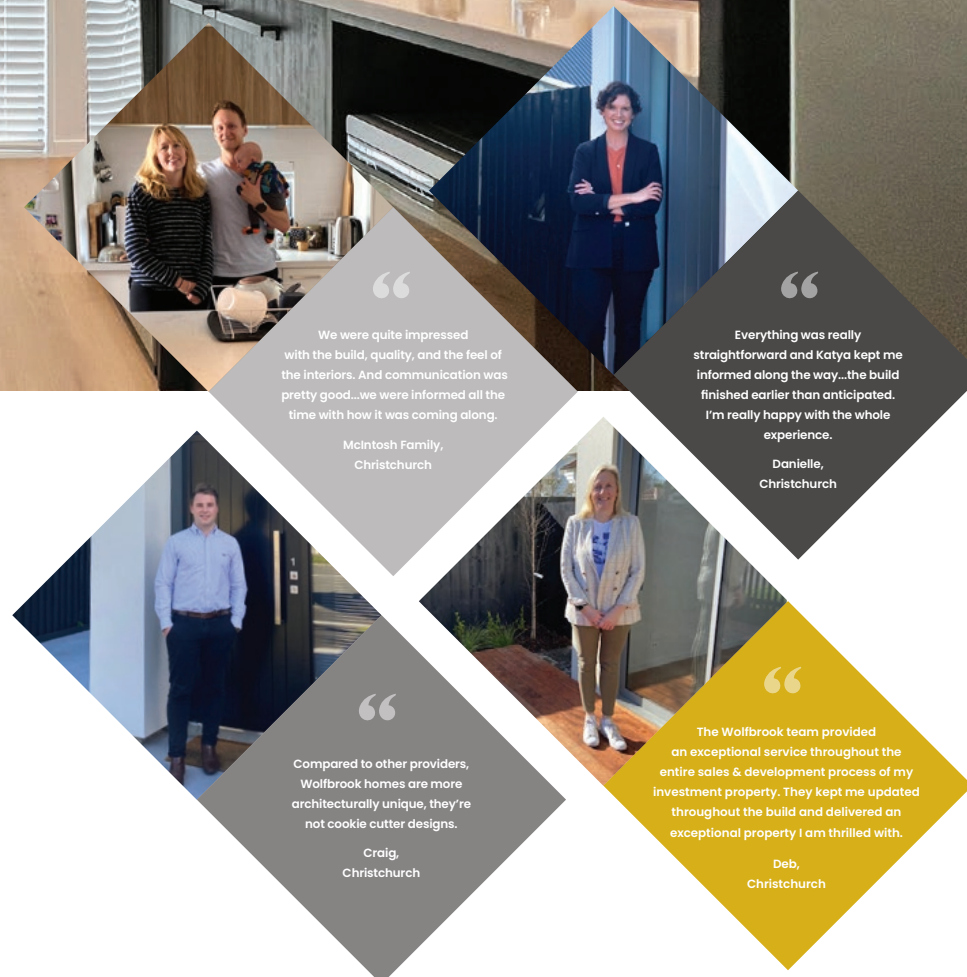
We build thoughtfully designed developments in high-growth areas for both homeowners and investors alike. We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, and therefore no two developments should be the same.

Wolfbrook Residential's founding Directors James Cooney and Steve Brooks have a long history in the property industry and take a long-term view on property. Together they own in excess of 300 residential properties. James and Steve bring to the table 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.

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.

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 Wolfbrook team provided an exceptional service throughout the entire sales & development process of my investment property. They kept me updated throughout the build and delivered an exceptional property I am thrilled with.

Deb,
Christchurch





The Development

349 Cambridge Terrace, Naenae, Lower Hutt offers 12 architecturally designed 2-bedroom townhouses, with selected off-street car parking.

With a timeless design and modern touches, these townhouses will appeal to buyers tastes now and into the future. Inside you'll find the open plan kitchen and living area that seamlessly opens out to a private outdoor area. The stylish kitchen features a Prime Stone benchtop and Samsung stainless steel appliances. Thoughtful in every detail, this kitchen has been designed as an island style to

maximize bench space and to create additional dining.

Outside, you'll find a timber deck with easy-care landscaping that's perfect for enjoying the sun from your favourite spot. Also on this level is a handy located guest toilet.

Upstairs are the two bedrooms both include built-in wardrobes, and double-glazed windows to keep you warm-even in the coldest months of the year. A storage cupboard is placed at the top of the stairs, and there's the stylish bathroom that features a fully tiled shower for

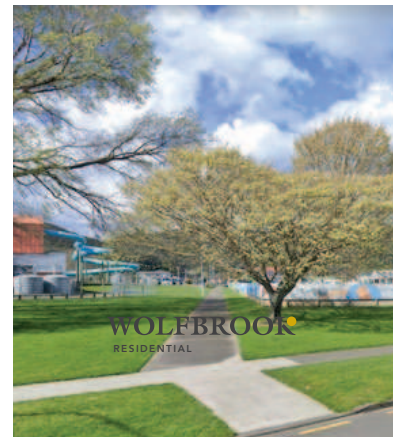
easy cleaning and a floating vanity which creates a sense of spaciousness. On this level, you will also find a laundry cupboard to store your washer and dryer for convenience. This is a great way to keep your laundry appliances out of the way and make doing laundry a breeze.

All townhouses are fitted with a keyless front door system, a heat pump, Samsung appliances as well as blinds throughout, which makes this a truly turnkey property, ready to be lived in on completion.

Amenities



1. Naenae College 2.5km
2. Naenae Intermediate 2.4km
3. Naenae Train Station 350m
4. Naenae Library 230m
5. Caltex Petrol Station 500m
6. Naenae Medical Centre 260m
7. PAK'nSAVE Lower Hutt (out of view) 4.2km
8. Naenae Park (out of view) 1.1km
9. Queensgate Mall (out of view) 4.5km



Location What's Nearby?

349 Cambridge Terrace is located in Naenae, Lower Hutt. This fantastically placed development is a short distance to so many facilities – everything you need is at the tip of your fingers.

With Naenae train station, pool, medical centre, library, Four Square, and many food establishments a five-minute walk away, this development is perfect for families and professionals alike.

You're also a stone's throw from the popular Walter Nash Centre that includes netball courts, community workshops, a library and events for kids.

For those commuting to Hutt Central, there's bus stops nearby and you're less than a 10-minute drive. If you are looking to commute to Wellington CBD, the journey will take you just over half an hour by car and around an hour on public transport – a very manageable distance.

For those weekend trips, Petone Beach is 15-minutes south, and Belmont Regional Park the same distance North.

This development is just 12-minutes' drive from Weltec and there are several bus routes nearby. You'll be close to primary, intermediate, and high schools in the area, making life easy for you and your family.



1. WelTec (Wellington Institute of Technology) 7.3km
2. Hutt Central 4.4km
3. PAK'nSave Lower Hutt 4.2km
4. Hutt Hospital 3.3km
5. Naenae College 2.5km
6. Naenae Intermediate 4.2km
7. Naenae Train Station 350m
8. NaeNae Medical Centre 260m

Education

349 Cambridge Terrace, Naenae has two primary school options, Naenae School and Rata Primary School. It's in zone for Naenae Intermediate and Naenae College, and is in close proximity to local kindergartens and daycare centres.

PRIMARY SCHOOLS

- Rata Street School (Year 1-6)
- Naenae School (Year 1-6)
- St Bernadette's School (Year 1-8)*

INTERMEDIATE SCHOOLS

- Naenae Intermediate (Trentham) (In Zone) (Year 7-8)
- St Bernadette's School (Year 1-8)*

HIGH SCHOOLS

- Naenae College (In Zone) (Year 9-15)
- St Oran's College (In Zone)*
- St Bernard's College (Year 9-15)*

* By admission only

Landscape Plan



Subdivision Plan

Freehold Titles

Concept Design
For Marketing Purposes Only



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark &	Internal m2	Land Size m2	Price
1	2	1.5	-	65.6	95	SOLD
2	2	1.5	-	64.0	61	SOLD
3	2	1.5	1	64.0	60	SOLD
4	2	1.5	1	64.0	60	\$695,000
5	2	1.5	1	64.0	96	SOLD
6	2	1.5	1	64.0	88	\$705,000
7	2	1.5	1	64.0	71	\$695,000
8	2	1.5	1	64.0	72	\$669,000
9	2	1.5	1	64.0	72	\$695,000
10	2	1.5	1	64.0	73	\$695,000
11	2	1.5	1	64.0	74	\$695,000
12	2	1.5	1	65.6	115	SOLD

Rental Appraisal



18th May 2022

Thank you for the opportunity to appraise the twelve townhouses at 349 Cambridge Terrace, Naenae, Lower Hutt.

- In close proximity to leisure parks, health providers and across from Naenae train station, the townhouses at 349 Cambridge Terrace will make an attractive rental option.
- Units 1 & 2: Two bedrooms, one and a half bathrooms with no off-street parking. I have appraised the weekly rental for this unit at \$595.00 / week in this current market.
- Units 3 to 12: Two bedrooms, one and a half bathrooms with an off-street carparking. I have appraised the weekly rental for this unit at \$635.00 / week in this current market.

Andy Cleverley | **Manager**
Wolfbrook Property Management

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz Unit 4, 25 Churchill Street, Christchurch 8013 wolfbrookpm.co.nz



Floor Plans & Design

Units 1 & 12



2

1.5

1*

* Only unit 12 has a carpark

All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Floor Plans & Design

Units 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11



* Unit 2 does not have a carpark



GROUND FLOOR (Units 2, 3, 4, 7, 8, 9, 10 & 11)



FIRST FLOOR (Units 2, 3, 4, 7, 8, 9, 10 & 11)



GROUND FLOOR (Units 5 & 6)



FIRST FLOOR (Units 5 & 6)



Interior & Exterior Finishes

Exterior Finishes

Roof	Colorsteel Flaxpod
Window Joinery	Flaxpod
Plaster	Resene Half Cloud *
James Hardies Axon Panel	Resene Bokara Grey and Resene Bokara Grey Eighth *
Entrance Door	Flaxpod



Interior Finishes

Hard Flooring	Godfrey Hirst Vega Vinyl Plank in Mocha *
Carpet	Feltex in Cable Bay in Pelorus with 11mm Underlay
Tiles	600 x 600 Tiles in Pacific White Lappato & Pacific Mist Lappato*



Colour Scheme

Ceiling	Dulux Mt Aspiring
Trims, Doors & Windows	Dulux Mt Aspiring
Walls	Dulux Half Haast



Kitchen

Benchtop	Prime Classic Collection - Papamoa Polished *
Cabinetry	Bestwood Melamine Vintage Ash Timberland and Te White Melamine
Handles	Archant - Sarnen Handle - Brushed Nickel
Sink mixer	Greens Astro Gooseneck Sink Mixer - Chrome
Appliances	Samsung - Stainless Steel
Splashback	3D Chevron White - Reptiles



*or similar

We have used Prime Stone Benchtops in this development. Prime Stone is a high quality, engineered stone that is low maintenance, hygienic, easy to clean and with an excellent ability to resist stains and bacteria. It's made up of at least 93% natural quartz and 7% resin. It's a beautiful addition to our kitchen designs and a timeless option.



Building Specifications



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.

Construction

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

Exterior

Roof	Colorsteel rib profile roofing
Fascia & Gutter	Colorsteel
Exterior Cladding	James Hardie Axon Panel and Rockcote Integra panel and plaster render system
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	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower Base	Atlantis Easy Tile II Commander – 3 Wall Shower – Pacific Mist Lappato
Shower Walls	Tiles – Pacific White Lappato
Shower Glazing	Frameless Glass Door
Fittings	Greens Astro Fittings – Chrome
Toilet	Newtech – Sienna Toilet – Back To Wall
Vanity	Zara Wall hung in Honey Ash Timberland with White Top – 750mm
Mirror	Wall-Hung Mirror Cabinet in Honey Ash Timberland – 750mm
Wall Heater	Serene Bathroom Heater – Stainless Steel
Heated Towel Rail	Evoke Heated Towel Ladder – Chrome
Tiled Splashback	White Subway Tile 300mm x75mm (offset brick tile pattern) with aluminium trim

External Works

Driveway	Concrete driveway
Landscaping	Decks planted with a mixture of plants and trees as per landscape plan

Chattels

Samsung Stainless Steel 60cm Built in Oven
Award Power Pack Rangehood
Samsung Stainless Steel Dishwasher
Samsung Ceramic Cooktop
Fujitsu 6kw Heatpump with remote to ground floor
Blinds
Bike Sheds – Refer to Landscape Plan
Clothes Lines
Boxdesign – Letter Box
Digital Touch Pad – Schlage Ease™ S2 – Black



The Schlage Ease™ S2 Smart Entry Lock is packed full of features that give homeowners unparalleled control over access to their home.

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.

FUJITSU

Fujitsu 6kW Heat Pump

Its compact, slim design fits any interior and the many clever features will add more power savings, convenience and healthier fresh air to create your warm and comfortable environment.



SHOWER

Base: Atlantis Easy Tile II Angle 3 Wall
Shower Tiles - Pacific Mist Lappato
Shower Walls: Tiles - Pacific White Lappato
Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Pacific Mist Lappato

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 there are minor defects I notice?

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.

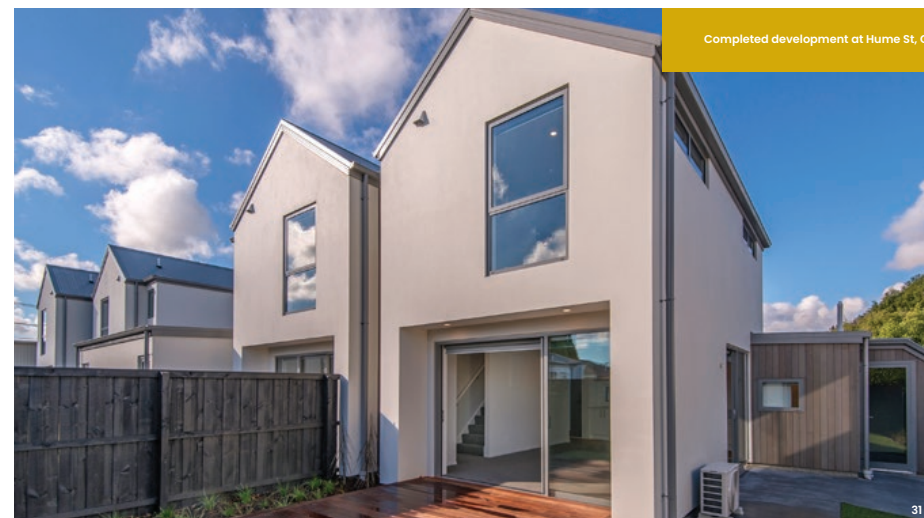
Is my Wolfbrook home covered by a Master Build Guarantee?

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 let's talk further.

Completed development at Hume St, Christchurch



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



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

ESTIMATED ANNUAL LEVY

\$1400 – \$1800

INCLUDING INSURANCE.

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 Rahera Street, Christchurch



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

Ten Year Structural Warantee Your new home will stand the test of time.

How buying a Wolfbrook property works – it's easy

STEP 1.

Make Enquiry

Get in touch with our team to have a look at the selection of properties that we have in the pipeline.

STEP 2.

Conditional Agreement

Once you have chosen your preferred property, you will sign a conditional Agreement for Sale and Purchase for you to then take along to your lawyer.

STEP 3.

Doing Due Diligence

Complete your due diligence and now that you are happy, confirm the contract unconditional and pay your deposit. Our property consultants are here to assist in this phase, whether it be referring a Lawyer or a Mortgage Broker or even talking you through the numbers!

STEP 4.

Sit Back and Relax

We will keep you updated throughout the build, and once the house is completed and the title has issued, you will then pay the balance funds.

Completed Developments

A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



BELLVUE AVENUE

Papanui, Christchurch
7 Residential Units



BARTLETT STREET

Riccarton, Christchurch
5 Residential Units



SOUTHAMPTON STREET

Sydenham, Christchurch
8 Residential Units



DIVISION STREET

Riccarton, Christchurch
15 Residential Units



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Auckland

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