



CANTERBURY

36 Wyon Street,
Linwood, Christchurch

equiti

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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
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





The Development

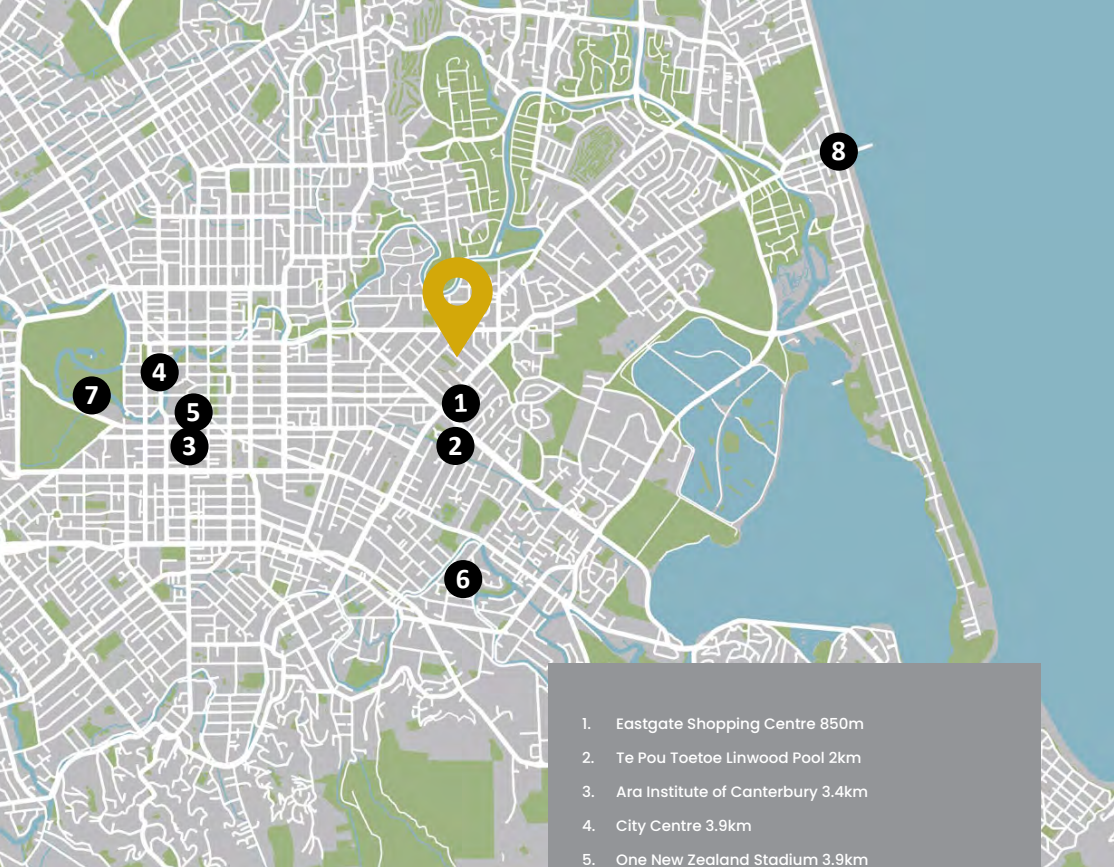
Introducing 36 Wyon Street, Linwood, Christchurch – a development offering four single-level, 2-bedroom homes, each with 1 bathroom and a carpark. These homes are thoughtfully designed to offer modern living in a highly convenient location, combining comfort, functionality, and contemporary design.

Each home is equipped with quality Samsung appliances, including a dishwasher, cooking stove top, and heat pump, ensuring a modern and efficient living experience. The kitchens feature sleek white laminate benchtops, complemented by Georgia Pistachio tile splashbacks, adding a touch of elegance. A keyless entry system provides added security and convenience, allowing for effortless access to your home.

With open-plan living areas designed to maximise space and natural light, these homes are ideal for stylish living.

Bedrooms are designed with built-in wardrobes, while the overall design focuses on modern sophistication with clean lines and quality finishes. Private outdoor areas offer a perfect space for relaxation or entertaining.

Built with easy, comfortable living in mind, these homes provide all the amenities for a modern lifestyle, with energy-efficient heating, premium fixtures, and a secure carpark. Perfect for those seeking a blend of style and convenience.



1. Eastgate Shopping Centre 850m
2. Te Pou Toetoe Linwood Pool 2km
3. Ara Institute of Canterbury 3.4km
4. City Centre 3.9km
5. One New Zealand Stadium 3.9km
6. The Tannery 4.6km
7. Hagley Park 5.4km
8. He Puna Taimoana Hot Pools (New Brighton) 5.4km

Location What's Nearby?

36 Wyon Street enjoys a great location with easy access to both the central city and surrounding areas. While situated slightly further from the heart of Christchurch, it remains well-connected to the city's key attractions and amenities.

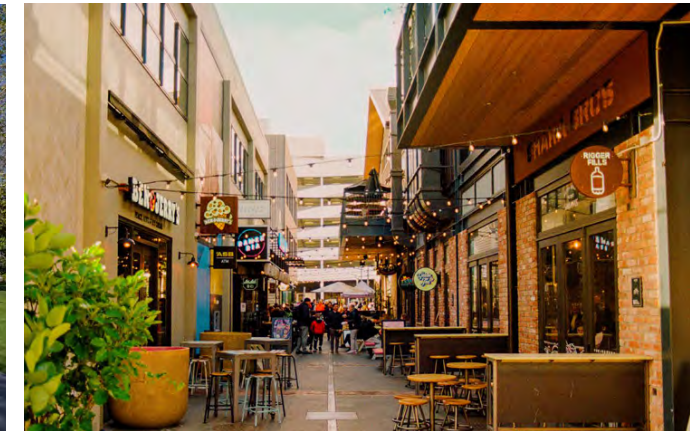
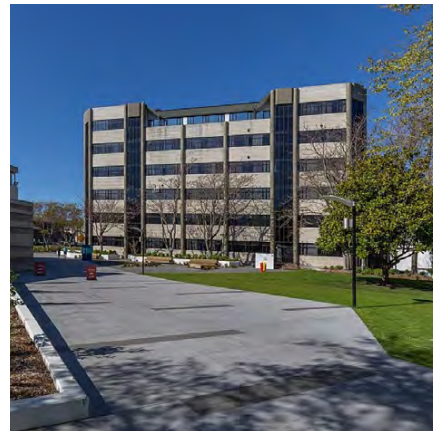
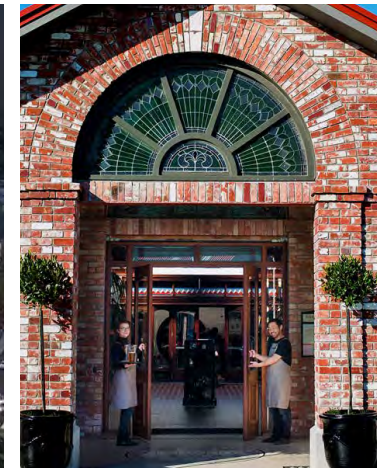
For outdoor enthusiasts, local parks are within easy reach, offering ample space for relaxation or recreational activities. Beaches such as Sumner and New Brighton are easily accessible, making them ideal for a weekend outing. The surrounding public transport options make commuting into the central city or other parts of Christchurch a breeze.

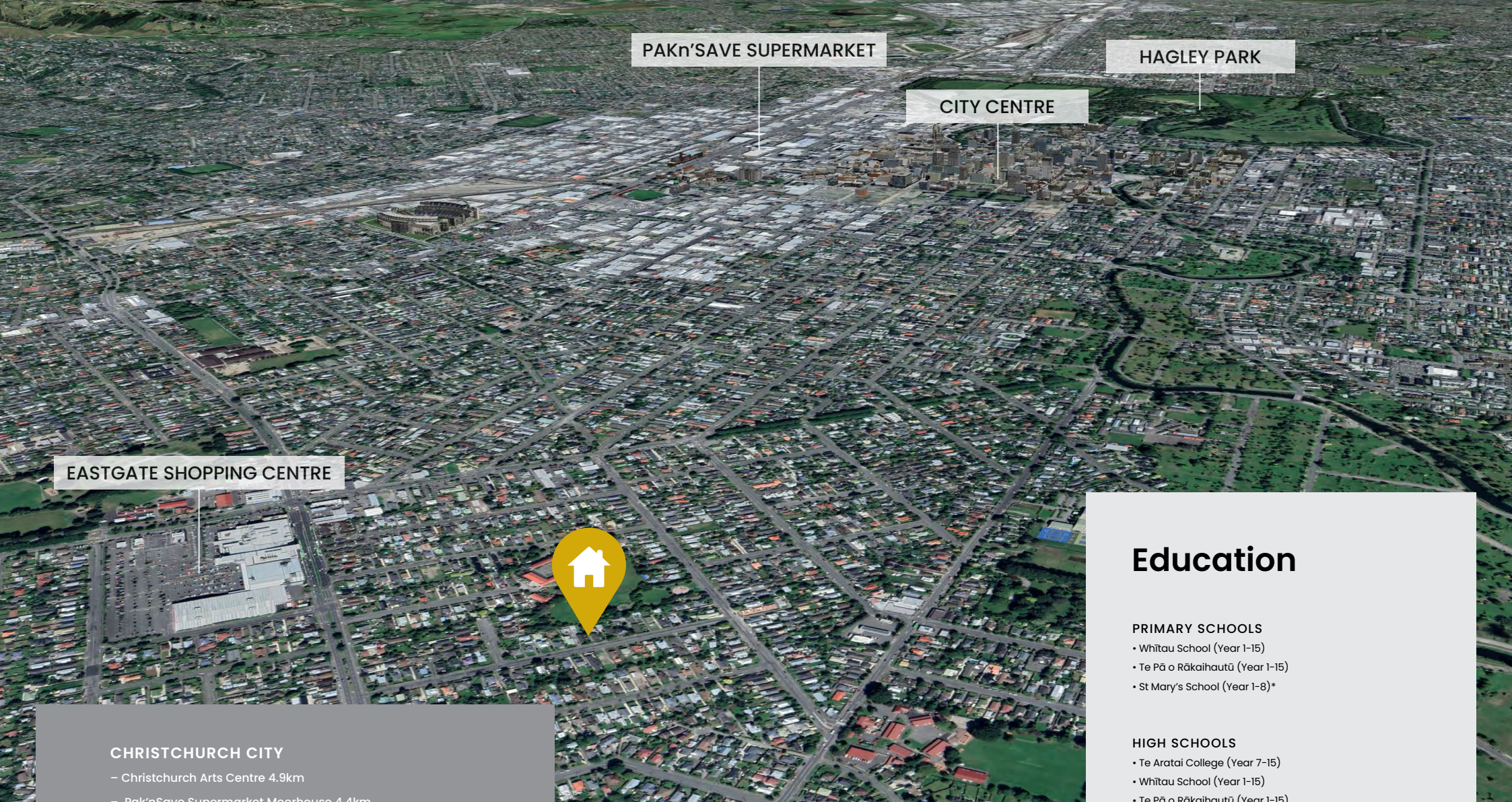
Shopping is also made simple, with Eastgate Shopping Centre just a short distance away. Here, you'll find everything from grocery stores to dining options, while other retail hubs are also easily accessible.

Families will benefit from nearby educational institutions, including Whītau School and Te Pā o Rākaihautū, both offering excellent primary school options. The area is well-served by medical facilities, providing peace of mind knowing healthcare is within easy reach.

Whether you're looking for convenience, leisure, or education, 36 Wyon Street offers a location that balances accessibility and comfort in a well-established community.

Amenities



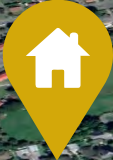


PAKn'SAVE SUPERMARKET

HAGLEY PARK

CITY CENTRE

EASTGATE SHOPPING CENTRE



- CHRISTCHURCH CITY**
- Christchurch Arts Centre 4.9km
 - Pak'nSave Supermarket Moorhouse 4.4km
 - Riverside Market 4.4km
 - Christchurch Hospital 5.3km
 - Apollo Projects Stadium 7.2km
 - Sumner Beach 9.2km
 - Christchurch Airport 13.3km

Education

PRIMARY SCHOOLS

- Whītau School (Year 1-15)
- Te Pā o Rākaihautū (Year 1-15)
- St Mary's School (Year 1-8)*

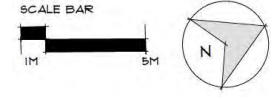
HIGH SCHOOLS

- Te Aratai College (Year 7-15)
- Whītau School (Year 1-15)
- Te Pā o Rākaihautū (Year 1-15)
- Catholic Cathedral College (Year 7-15)
- Hagley College (Year 9-15)

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

NOTES
REFER TO FENCING PLAN ON PAGE 2
ALL BINS TO BE 80 L SIZE



SURFACES KEY
TOTAL SITE AREA 758 M²

PERMEABLE LANDSCAPING	31 %
LANDSCAPING	23 %

	QTY
DECORATIVE CHIP	9 M ²
STANDARD CONCRETE (BRUSHED FINISH)	239 M ²
EXPOSED AGGREGATE	20 M ²
TIMBER DECK	54 M ²
GARDEN BED	138 M ²
LAWN	37 M ²

TREE SPECIES	
	SOPHORA MICROPHYLLA
	PRUNUS KANZAN

TREES & SHRUBS %
56% OF THE LANDSCAPING % COMPRISES OF TREES AND SHRUBS

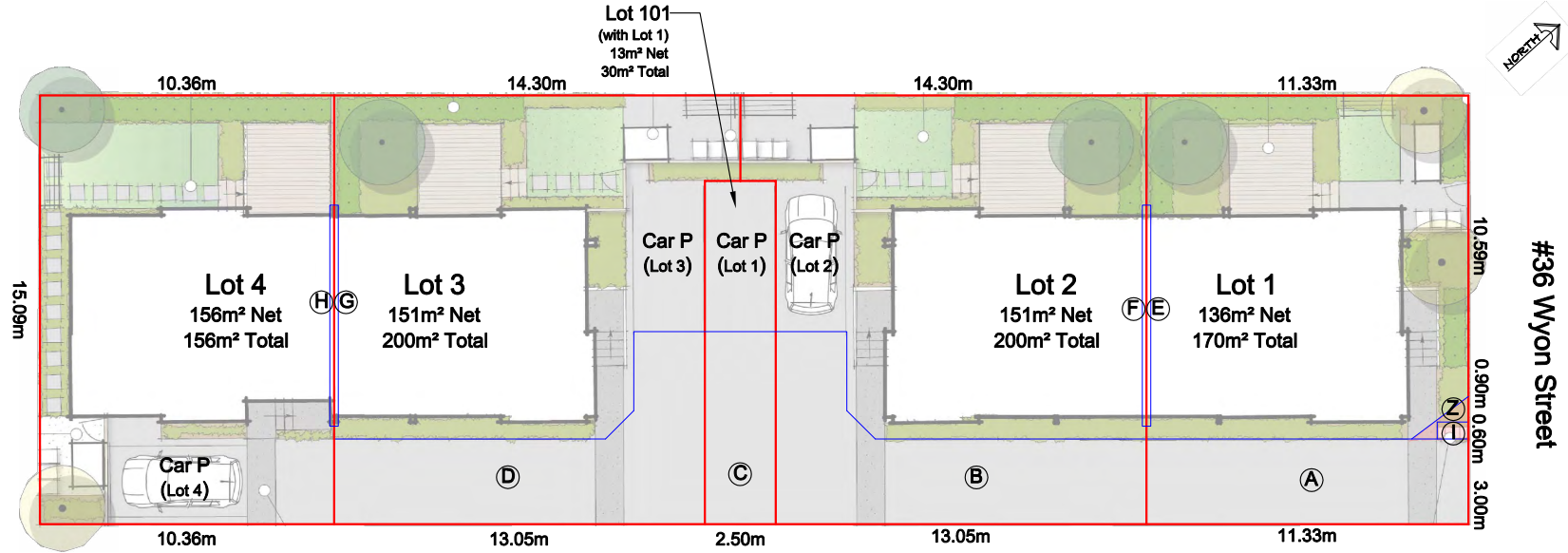
GROUNDCOVER SPECIES				
DIANELLA 'LITTLE REV'	HEBE 'PRETTY N PINK'	LIRIOPE MUSCARI	LOMANDRA LIME TUFF	OPHIOPOGON JAPONICUS

NOTES
REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS

HEDGE SPECIES
GRISEHNLIA 'BROADWAY MINT'

Subdivision Plan

Freehold Titles



Note:

- 1) Areas and dimensions are subject to final survey and deposit of plans.
- 2) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
- 3) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 4) This plan is subject to the granting of subdivision and/or land use resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

Relevant Consents:

- TBC- Land use consent
- TBC- Building consent
- District Plan:
- Land use Zone:
- Residential Medium Density Zone
- Planning Map: 32
- Natural Hazards:
- Liquefaction Management Area (LMA)
- Flood Management Area
- Other Notations:
- Residential Medium Density Lower Height Limit Overlay

Amalgamation Conditions:

1. That Lot 101 be hereon be held together with Lot 1 and that an individual record of title issues.

Easement Notes:

Enable easements in gross to be added.
Party Wall easements to be created between all adjoining units.
Service easements to be created as required and to be finalised at s223 stage.

4x Lot Fee Simple Subdivision & Associated Lots

Memorandum of Easements

Purpose	Burdened Land		Benefitted Land
	Shown	Lot No	
Right of way, Services	A	Lot 1	Lots 2 - 4, 101
	B	Lot 2	Lot 1, Lots 3 - 4, 101
	C	Lot 101	Lots 1 - 4
	D	Lot 3	Lots 1 - 2, Lots 4 & 101
Party Wall	E	Lot 1	Lot 2
	F	Lot 2	Lot 1
	G	Lot 3	Lot 4
	H	Lot 4	Lot 3
Right to install letter box	I	Lot 1	Lots 2 - 4

Areas I & Z are subject to a visibility solav consent notice

Concept Plan for Marketing Purposes Only



Townhouse Details

Home	Bedrooms	Bathroom	Carpark	Unit Size m ²	Land Size m ²	Price
1	2	1	1	65.21	170	\$529,000
2	2	1	1	65.21	200	SOLD
3	2	1	1	65.21	200	SOLD
4	2	1	1	64.28	156	SOLD



Wednesday, 11 September 2025

Thank you for entrusting Wolfbrook Property Management for the appraisal of your property **36 Wyon Street, Linwood, Christchurch, 8041.**

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- 4 consist of two bedrooms, one bathroom and one off – street car park.**
I have appraised the weekly rental for these units at **\$500.00 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

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.

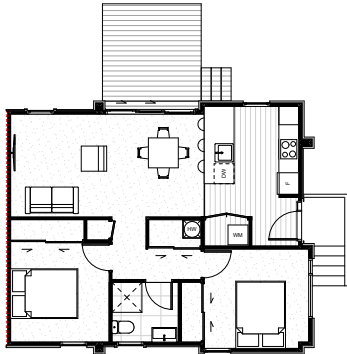
Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz 10 Show Place, Addington, Christchurch 8024 wolfbrookpm.co.nz

Floor Plans & Design

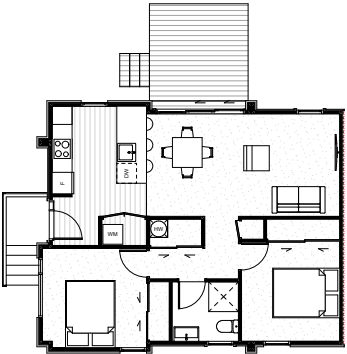
Units 1 & 2



All images are artist's impression only



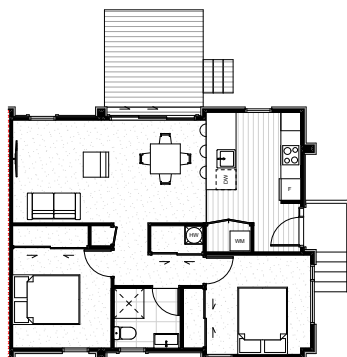
UNIT 1 FLOOR PLAN



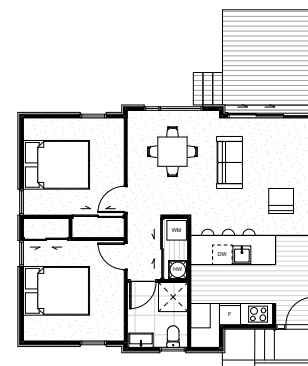
UNIT 2 FLOOR PLAN



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UNIT 3 FLOOR PLAN

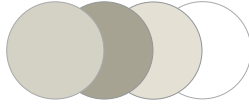


UNIT 4 FLOOR PLAN

Interior & Exterior Finishes

Exterior Finishes

Roof	Coloursteel Titania
Gutter & Fascia	Coloursteel Titania
Down Pipes	Coloursteel Titania
Window Joinery	Coloursteel Titania
James Hardie Linea Weatherboard	Resene Double Ash
Rockcote Plaster	Resene Half Throndon Cream
Soffits	Resene White
Entrance Door	Coloursteel Titania



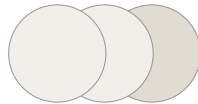
Interior Finishes

Hard Flooring	Godfrey Hirst - Avvivo Vinyl - Cerville
Carpet	Feltex Awana Bay - Cockle with 11mm underlay *
Tiles	Reptiles - 600x600mm - Pacific White Lappato



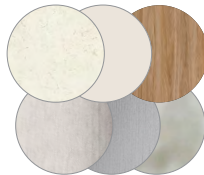
Colour Scheme

Ceiling	Resene Quarter Merino
Trims, Doors & Windows	Resene Quarter Merino
Walls	Resene Merino



Kitchen

Benchtop	Laminex - White Valencia - Natural
Cabinetry Colour	Melteca - Mist - Natural
Handles	Elite Hardware - Viola - Brushed Nickel Matte
Sink Mixer	Robertson - Ion - Chrome
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - 100x100mm - Georgia - Pistachio Gloss



*or similar



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 *
Roof Insulation	Pink Batts R4.0 *

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Rockcote Plaster & James Hardie Linea Weatherboard
Window & Door Joinery	Double glazed, powder coated aluminum

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 (Units 1, 2 & 3)	Elementi - Evolve 900x900mm - 2 Sided - Chrome
Shower Base (Units 4)	Elementi - Square 900x900mm - 3 Sided - Chrome
Bathroom Floor	Reptiles - 600x600mm Tiles - Pacific White Lappato
Shower Glazing	Frameless Glass
Fittings	Robertson - Elementi Ion - Chrome
Toilet	Newtech - Casalino back to wall Toilet
Vanity	Newtech - Citi Wall Hung - Dawn Grey - 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet - Dawn Grey - 750mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Weiss FH24 Bathroom Heater - Silver *
Tiled Splashback	Reptiles - 100x100mm - Georgia - Pistachio Gloss

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted w/ a mixture of plants & trees as per landscape plan * Or similar

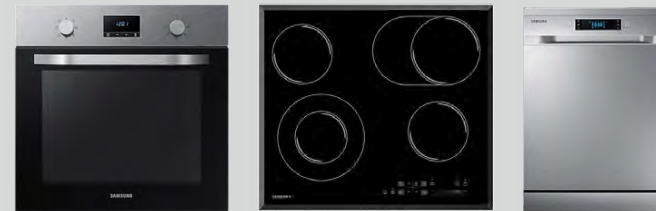
Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung WindFree™ Heatpump/Air Purifier
- Blinds - Weathermaster - Blockout Roller Shades & Faux-Timber Venetians (Kitchen & Bathroom)
- Bike Storage (refer landscape plan)
- Digital Touch Pad - Schlage Artus - Satin Nickel
- Clothesline
- Boxdesign - Letter Box
- EV Charger - Supply and Install available 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.

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.

Samsung 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.





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.



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



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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.



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.

Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1000 PROPERTIES IN THE LAST FOUR YEARS
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



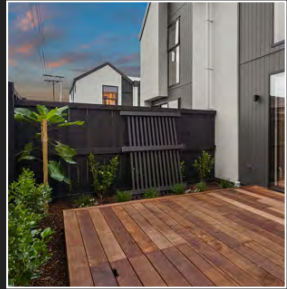
LINCOLN ROAD
Addington, Christchurch
60 Residential Units



ARMAGH STREET
Linwood, Christchurch
10 Residential Units



WESTMINSTER STREET
St Albans, Christchurch
5 Residential Units



17TH AVE
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.





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