



CANTERBURY

62 Wyon St,  
Linwood

**equiti**

Licensed under the REAA 2008



Completed development at Milton Street, Christchurch

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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 one of New Zealand's largest residential property developers 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, and 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 450 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 900 homes across New Zealand in the last four years, placing Wolfbrook 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





All images are artist's impression only

## The Development

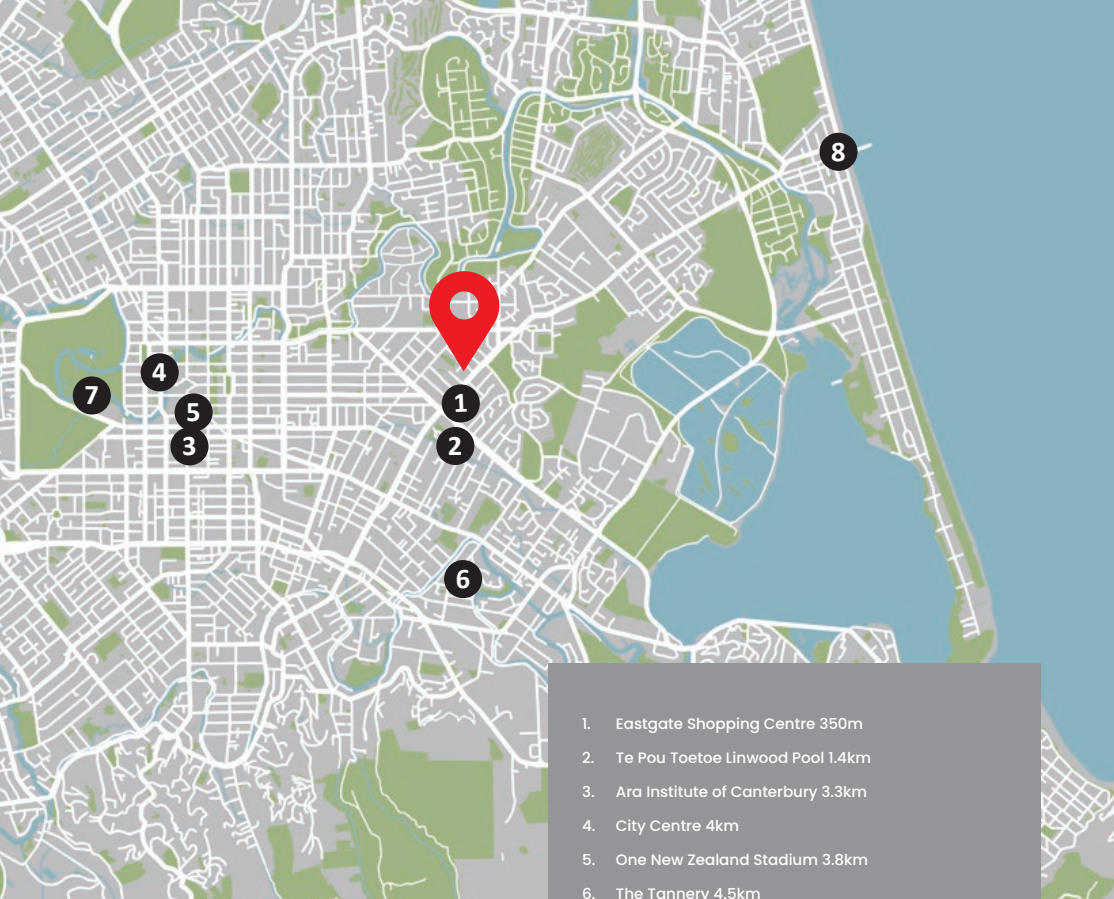
Introducing 62 Wyon Street, Linwood, Christchurch – a thoughtfully designed development featuring five 2-bedroom, 1-bathroom homes, each with its own car park. Located in the heart of Linwood, these homes offer an ideal blend of comfort, convenience, and modern design, perfect for first-home buyers or investors.

House 5 is unique as a stand-alone home, offering additional privacy, while house 1 boasts a sheltered outdoor living space, creating an ideal outdoor living experience. All homes feature private decks and low-maintenance landscaping, providing practical outdoor areas without the upkeep.

Inside, modern finishes and thoughtful inclusions enhance everyday living. Quality Samsung appliances, including a dishwasher and heat pump, combine with keyless entry systems for added security and convenience.

Open-plan living areas maximise space and natural light, creating a welcoming and functional environment.

With clean lines, contemporary finishes, and a focus on effortless living, these homes are an exciting opportunity in a well-connected location. Don't miss your chance to secure a modern home on Wyon Street—where style meets smart investment.



## Location What's Nearby?

Ideally located with seamless access to Christchurch's central city and surrounding suburbs, 62 Wyon Street offers the perfect balance of connectivity and comfort. While slightly removed from the hustle and bustle, this well-connected address ensures you're never far from the city's key attractions and essential amenities.

For those who love the outdoors, nearby parks provide plenty of space to unwind, play, or stay active. Commuting is made simple with convenient public transport options just moments away, making travel into the city or across Christchurch effortless.

Everyday essentials are right on your doorstep, with Eastgate Shopping Centre only a short drive away.

1. Eastgate Shopping Centre 350m
2. Te Pou Toetoe Linwood Pool 1.4km
3. Ara Institute of Canterbury 3.3km
4. City Centre 4km
5. One New Zealand Stadium 3.8km
6. The Tannery 4.5km
7. Hagley Park 5.3km
8. He Puna Taimoana Hot Pools (New Brighton) 5.2km

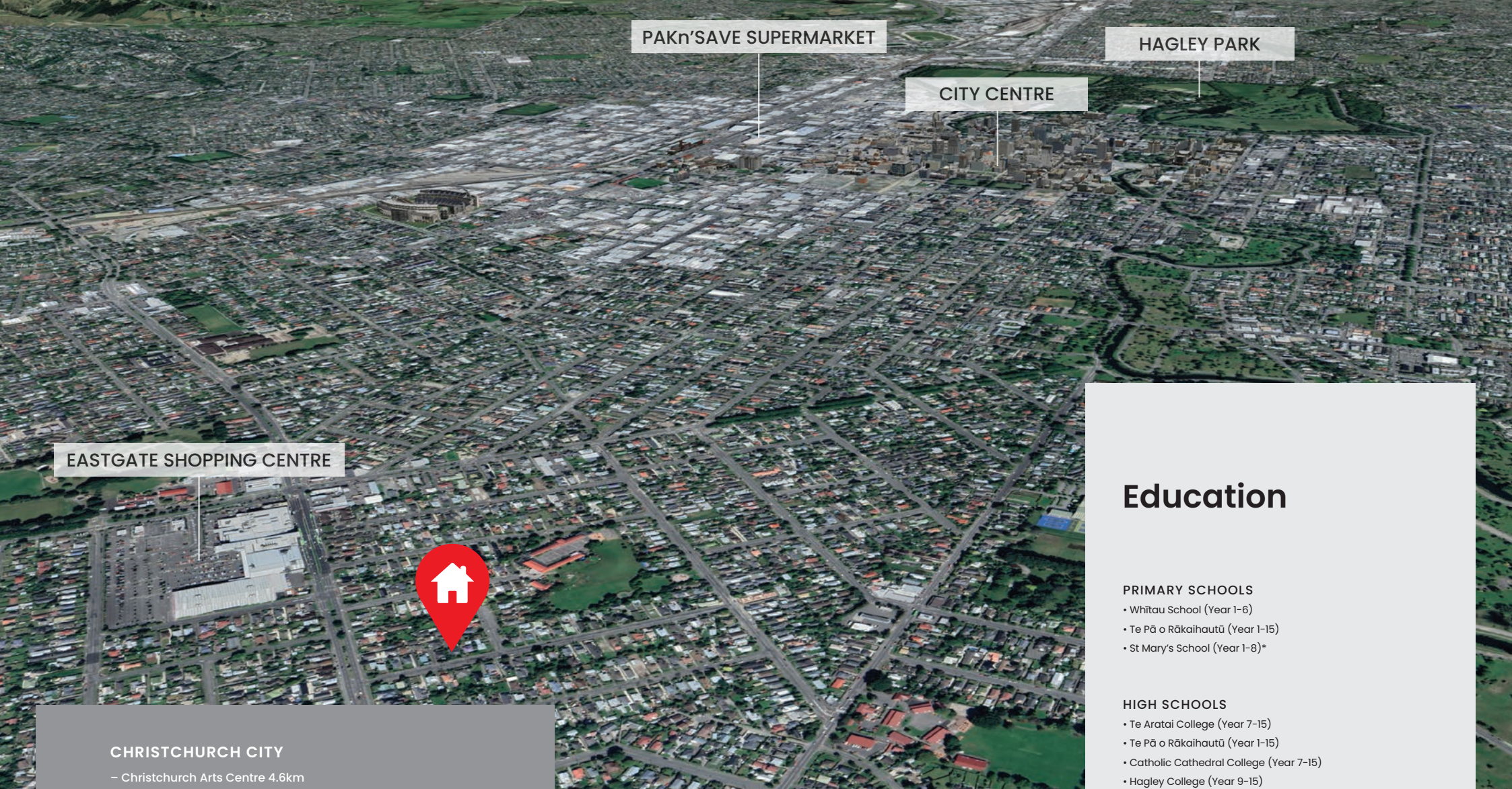
From grocery stores to dining spots, everything you need is within easy reach, while other retail hubs are also close by for added convenience.

Families will appreciate the proximity to quality schooling options, including Te Pā o Rākaihautū and Whītau School, both offering trusted primary education. There are a number of health centers close by providing peace of mind that support is in easy reach if you need it.

With convenience, lifestyle, and community all in one location, 62 Wyon Street delivers a well-rounded living experience in a vibrant, established neighborhood.

## Amenities





PAKn'SAVE SUPERMARKET

HAGLEY PARK

CITY CENTRE

EASTGATE SHOPPING CENTRE



**CHRISTCHURCH CITY**

- Christchurch Arts Centre 4.6km
- Pak'nSave Supermarket Moorhouse 4.3km
- Riverside Market 4.5km
- Christchurch Hospital 5.7km
- Apollo Projects Stadium 7.1km
- Sumner Beach 9.1km
- Christchurch Airport 13.4km

**Education**

**PRIMARY SCHOOLS**

- Whītau School (Year 1-6)
- Te Pā o Rākaihautū (Year 1-15)
- St Mary's School (Year 1-8)\*

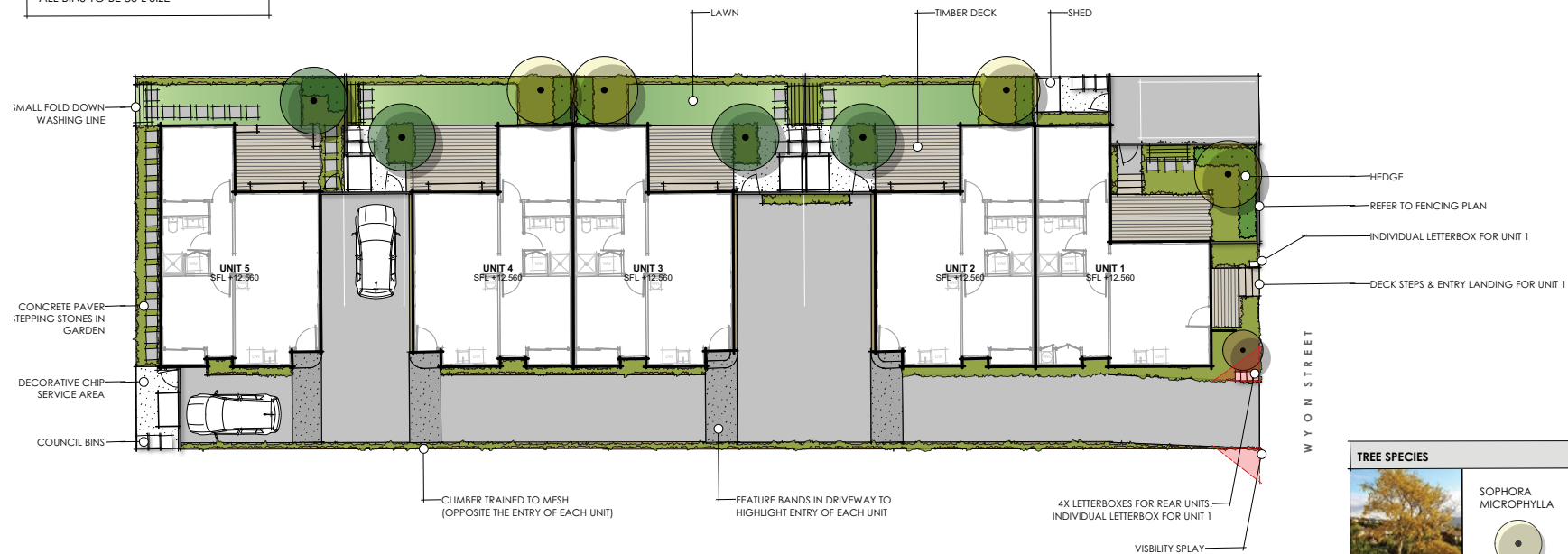
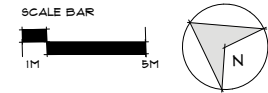
**HIGH SCHOOLS**

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

\* By admission only

# Landscape Plan

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

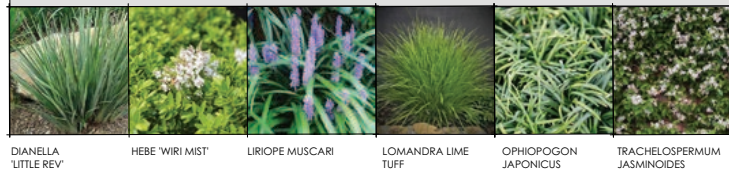


**SURFACES KEY**  
TOTAL SITE AREA 840 M2  
PERMEABLE 30.5 %  
LANDSCAPING 20.2 %

	QTY
DECORATIVE CHIP	27 M2
STANDARD CONCRETE (BRUSHED FINISH)	230 M2
EXPOSED AGGREGATE	23 M2
TIMBER DECK	60 M2
GARDEN BED	117 M2
LAWN	53 M2

**NOTES**  
REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS

## GROUND COVER SPECIES



DIANELLA 'LITTLE REV'

HEBE 'WIRI MIST'

LIRIOPE MUSCARI

LOMANDRA LIME TUFF

OPHIPOGON JAPONICUS

TRACHELOSPERMUM JASMINOIDES

## HEDGE SPECIES

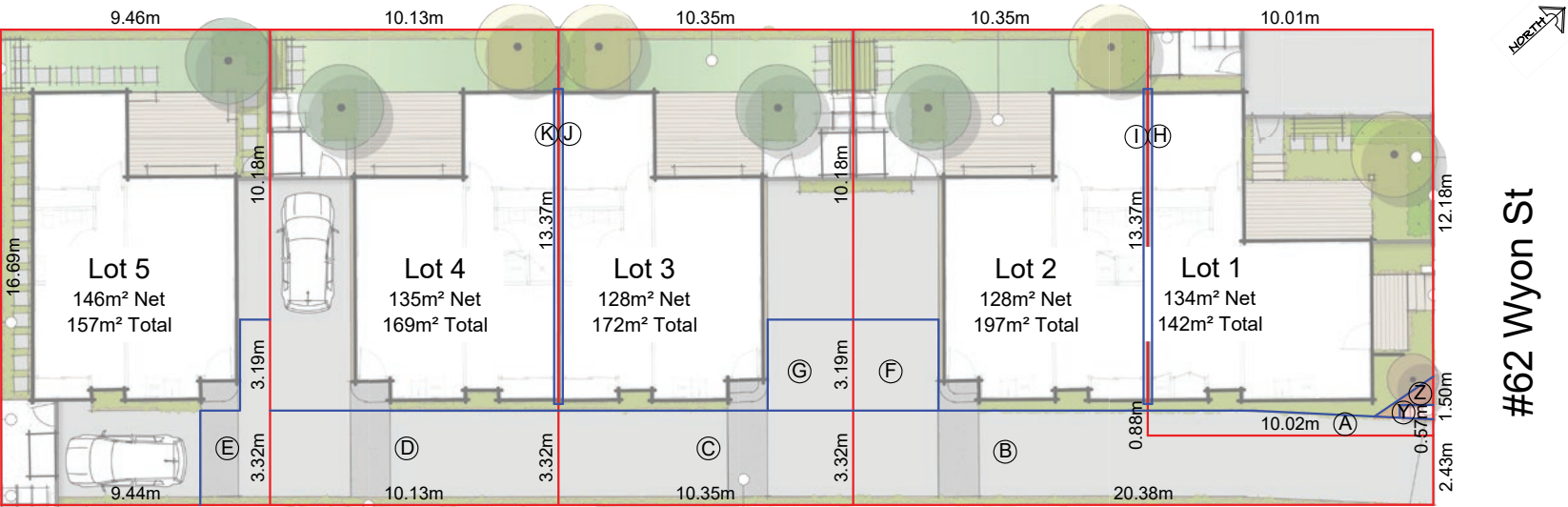


GRISELINIA 'BROADWAY MINT'

TREE SPECIES	
	SOPHORA MICROPHYLLA
	PRUNUS KANZAN
	PRUNUS AMANO-GAWA

# 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 (FMA)  
Other Notations:  
Residential Medium Density Lower Height Limit Overlay

**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.

**Concept Plan for Marketing  
Purposes Only**

**5x Lot Fee Simple Subdivision  
Conversion from Multi-Unit Residential Complex**

Memorandum of Easements			
Purpose	Burdened Land		Benefitted Land
	Shown	Lot No	
Right of Way, Services	A	Lot 1	Lots 2 - 5
	B	Lot 2	Lots 3 - 5
	C	Lot 3	Lot 2, Lots 4 & 5
	D	Lot 4	Lot 5
	E	Lot 5	Lot 4
	F	Lot 2	Lot 3
	G	Lot 3	Lot 2
Party Wall	H	Lot 1	Lot 2
	I	Lot 2	Lot 1
	J	Lot 3	Lot 4
	K	Lot 4	Lot 3
Right to Install Letterbox	Y	Lot 1	Lots 2 - 5
Areas Y & Z subject to visibility splay consent notice			
Additional service easements to be created as required.			



# Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	2	1	1	61.10	142	\$599,000
2	2	1	1	64.90	197	\$579,000
3	2	1	1	64.90	172	\$579,000
4	2	1	1	64.90	169	\$579,000
5	2	1	1	64.50	157	\$589,000

# Rental Appraisal



Property Address: 62 Wyon Street, Linwood, Christchurch  
Date: 17/12/2024

Thank you for entrusting Wolfbrook Property Management with the appraisal of your property. 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 2 bedrooms, 1 bathroom and an off-street carpark.  
I have appraised the weekly rent for these units at **\$500.00 per week in this current market.**

Unit 5 is a back unit and consists of 2 bedrooms, 1 bathroom and an off-street carpark.  
I have appraised the weekly rent for this unit at **\$510.00 per week in the current market.**

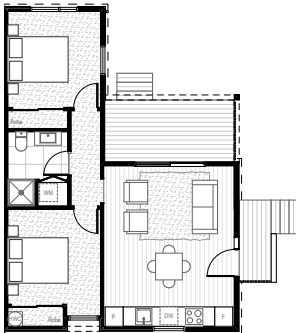
Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 613 7633 or via email at [hayley@wolfbrookpm.co.nz](mailto:hayley@wolfbrookpm.co.nz)

Kind regards,  
**Hayley Reid | General Manager**  
Wolfbrook Property Management

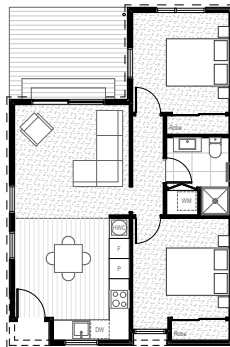
# Floor Plans & Design

Unit 1

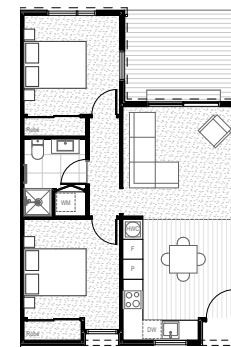




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UNIT 2 & 4 FLOOR PLAN



UNIT 3 & 5 FLOOR PLAN

# Interior & Exterior Finishes

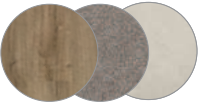
## Exterior Finishes

Roof	Coloursteel Thunder Grey
Gutter & Fascia	Coloursteel Thunder Grey
Down Pipes	Coloursteel Thunder Grey
Window Joinery	Coloursteel Sandstone Grey
James Hardie Oblique Vertical	Resene Half Grey Friar
Rockcote Plaster	Resene Wan White
Soffits	Resene White
Entrance Door	Coloursteel Thunder Grey



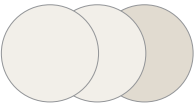
## Interior Finishes

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



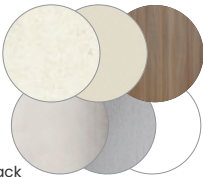
## Colour Scheme

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



## Kitchen

Benchtop	Laminex - White Valencia - Natural
Cabinetry Colour 1	Melteca - Raw Cotton - Natural
Cabinetry Colour 2	Melteca - Danish Walnut - Organic
Handles	Archant - Sarnen - Brushed Nickel
Sink Mixer	Robertson - Ion - Chrome
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - 75x300mm - Crest - White Matte - Vertical Stack



\*or similar



# 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	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Rockcote Plaster & James Hardie Oblique Vetical
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	Elementi - Evolve 900x900mm - 3 Sided - Chrome
Bathroom Floor	Reptiles - 600x600mm Tiles - Pacific White Lappato
Fittings	Robertson - Elementi Ion - Chrome
Toilet	Newtech - Casalino back to wall Toilet
Vanity	Newtech - Citi Wall Hung - Planked Urban Oak- 900mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet - Planked Urban Oak - 900mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Weiss FH24 Bathroom Heater - Silver *
Tiled Splashback	Reptiles - 75x300mm - Crest - White Matte - Horizontal Stack

## 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



## 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.

# Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung WindFree™ Heatpump/Air Purifier
- LG Series 5 Front Loader Washer/Dryer Combo
- 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 \$3,450.00 incl GST



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



# 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.

# 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 900 PROPERTIES IN THE LAST FOUR YEARS  
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



## LINCOLN ROAD

Addington, Christchurch  
60 Residential Units



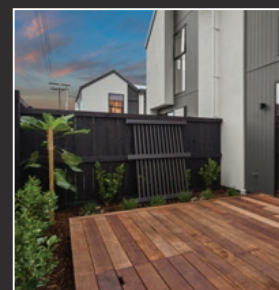
## ARMAGH STREET

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 draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



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

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company. She also assists the sales team with admin support.





**equiti.co.nz**

info@equiti.co.nz

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