



CANTERBURY

Lot 37, Arbor Green, Rolleston,
Selwyn

equiti

Licensed under the REAA 2008

BROOKSFIELD



Lot 37 Arbor Green Rolleston

A standalone cottage



					
BEDROOMS	BATHROOMS	GARAGE	HOUSE SIZE (SQM)	LAND SIZE (SQM)	PRICE
4	2	2	161	406	\$799,000

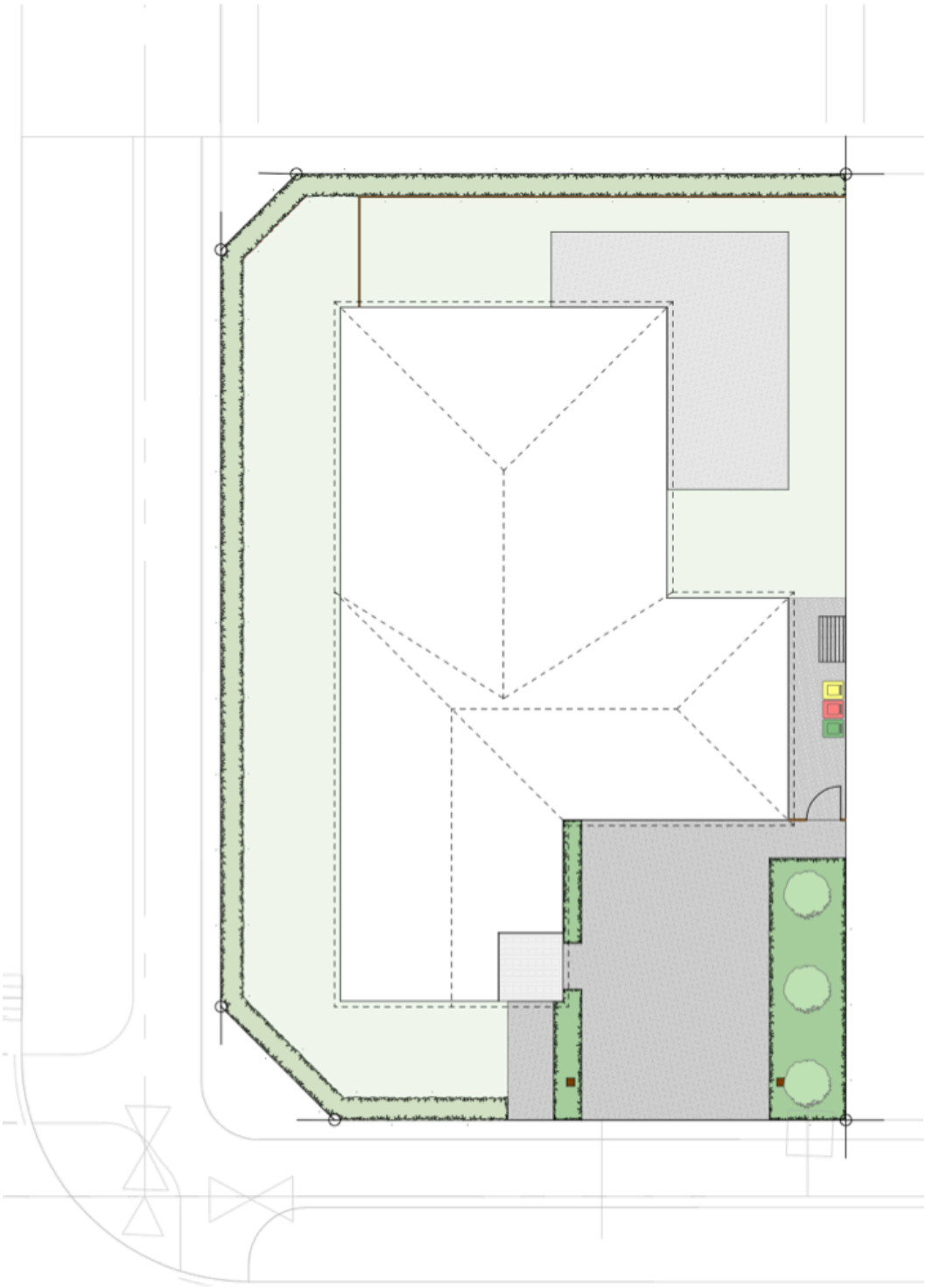
**Artist impression - we sell off the plans*

N



- 1 NEIGHBOURHOOD CENTRE
- 2 VILLAGE GREEN
- 3 TE RAU HOROPITO PRIMARY SCHOOL
- 4 SPRINGWOOD RESERVE
- 5 MADDISON EATERY
- 6 NEEMOS EARLY CHILDCARE
- 7 WOOLWORTHS
- 8 RYMAN RETIREMENT VILLAGE
- 9 FARINGDON PUMP TRACK

Landscape Plan

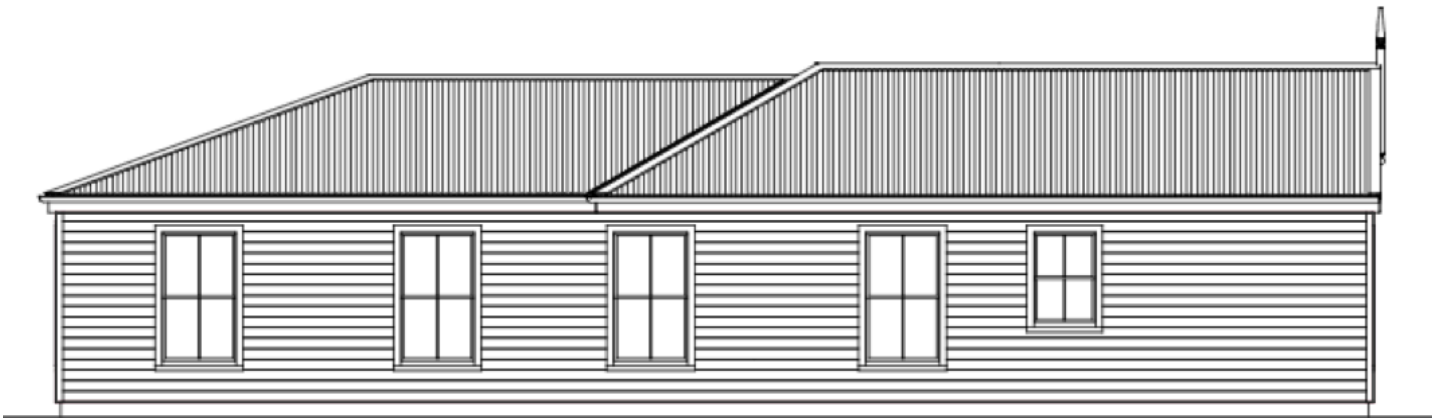


- LEGEND**
- Grey colour concrete sponge finish
 - Exposed aggregate concrete
 - Stonechip
 - Lawn
 - Portuguese Laurel Hedging
 - Garden Bed with Timber Batten Edging
 - Proposed Tree
 - 1.8m 'Picket Panel Juno' fence in black

Elevations



SouthEast Elevation



SouthWest Elevation

Elevations



NorthWest Elevation



NorthEast Elevation

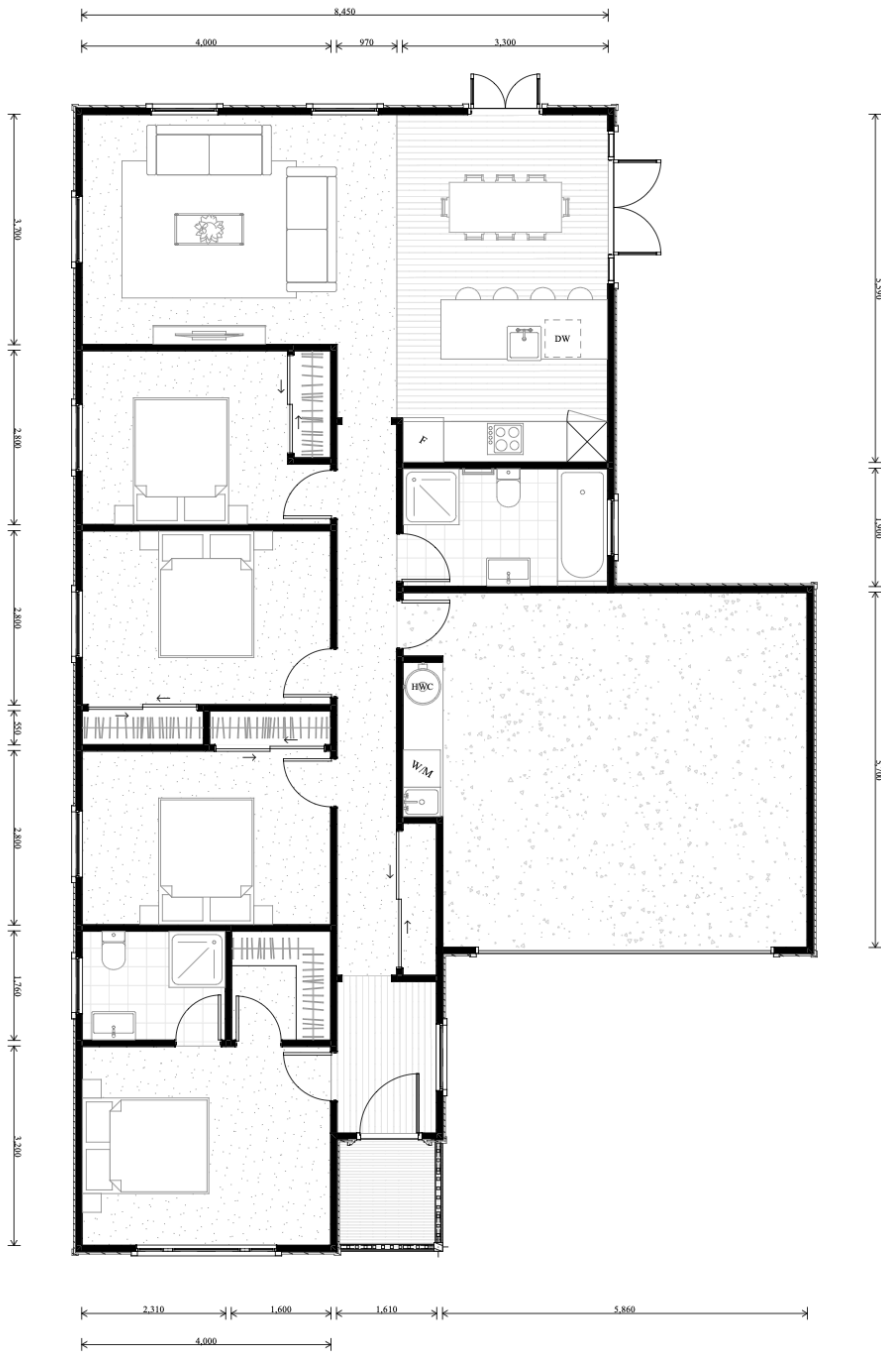
Floor Plans – Lot 37


4


2


2


161 sqm



**WIN A FREE
BROOKSFIELD**



Go in the draw when you buy a Brooksfeld.

Standard Spec



Pictured above

- 1. Carpet: Urban Collection
- 2. Kitchen/Bathroom Tapware: Argent Pace
- 3. Kitchen/Entrance Floor: Urban Collection Noble Vinyl Tile Look
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor: Urban Collection Noble Vinyl
- 6. Splash Back: White subway tile
- 7. Ceilings: Quarter Merino

- 8. Walls: Quarter Merino

Bathroom

- Shower: Stylus Basis Round Rail Shower
- Heated Towel Rail: Heirloom Genesis
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Bosch Series 4 HBA534BS3A
- Cooktop: Bosch Induction Series 4 60cm PUE611BB5H
- Dishwasher: F&P Tall Single Dishdrawer Series 7 DD60SCTX9
- Range Hood: Bosch Canopy Range Hood DWB65BC50A
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Roller blinds



BROOKSFIELD

Standard Spec



WIN A FREE
BROOKSFIELD



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Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfeld, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz



Your Rental Appraisal

20 October 2025

Address: Lot 37 Arbor Green,
Rolleston

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing concept plans of the property, I believe a fair market rent would be between **\$650 - \$680 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



4



2



2



0800 548 454



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20 OCTOBER 2025

YOUR RENTAL ASSESSMENT

Lot 37 Arbor Green Blvd, Rolleston

Thank you for the opportunity to provide a rental assessment on the property situated in **Lot 37 Arbor Green Blvd, Rolleston (4 bed, 2 bath, 160sqm).**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between \$650 - \$680 per week on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

GRENADIER RENT SHOP

EXPERIENCE THE DIFFERENCE

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.



MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

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

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DISCLAIMER

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.