



CANTERBURY

228 Cranford Street, St. Albans,
Christchurch

equiti

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HOUSE AND
LAND PACKAGE



St Albans

3/228 Cranford Street

TURNKEY PRICE

\$619,000



FLOOR PLAN

3/228

Cranford Street, St Albans

LAND SIZE

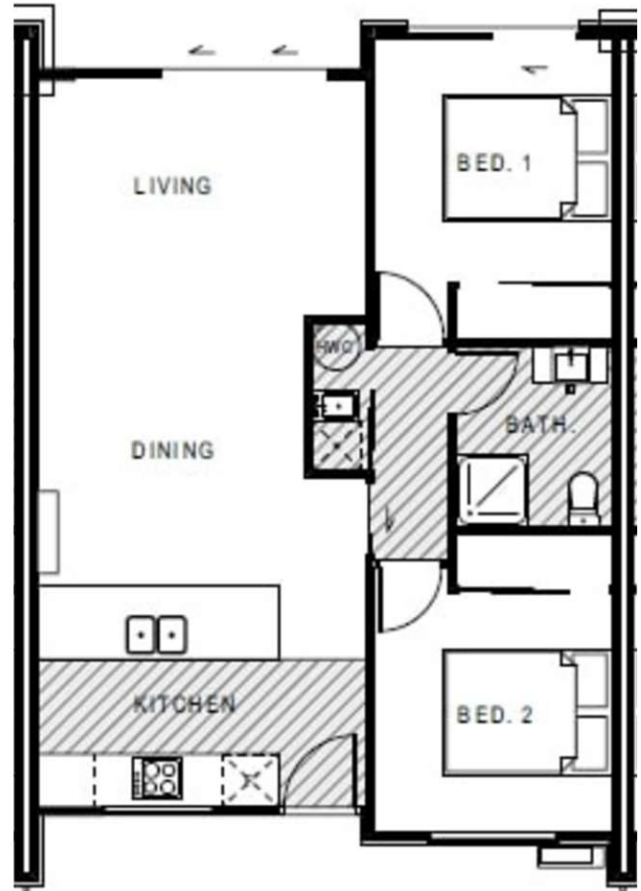
125m²

FLOOR AREA

68.86m²

KEY FEATURES

- 2 bedrooms
- 1 bathroom
- 1 car-park
- Cladding: plaster and cedar
- Fitted wardrobes
- Bosch appliance package
- 24 month maintenance period



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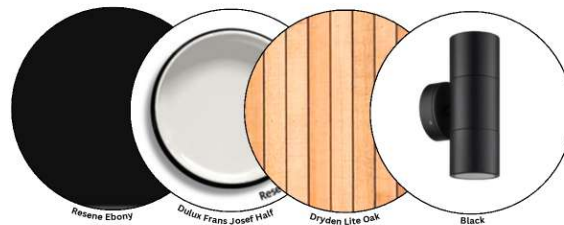
FREEDOM
Built

INTERIOR AND EXTERIOR FINISHES

2/228 Cranford Street
St Albans

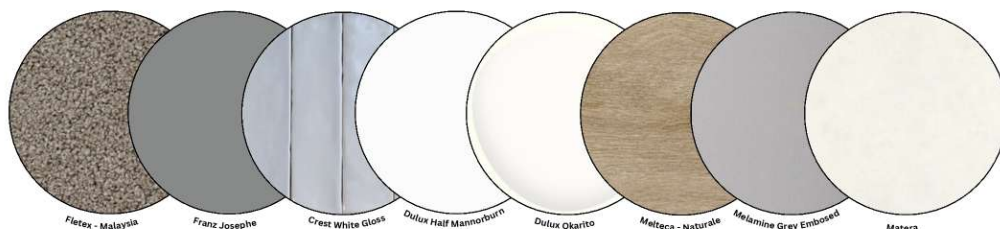
EXTERIOR FINISHES

Roof	Black
Window joinery	Black
Plaster	Wan White
Cedar	Dryden Elm
External up/down lights	Black



INTERIOR FINISHES

Carpet	Godfry Hirst - Calm
Vinyl	Franz Joseph
Tiles	Crest White Gloss
Paint - walls	Dulux Half Manorburn
Paint - ceiling and doors	Dulux Okarito
Kitchen joinery	Upper - Naturale, Lower - Grey Embossed
Bench	Laminate Marble - Matera
Vanity	Soft Two Drawer Vanity



SPECIFICATIONS

Kitchen



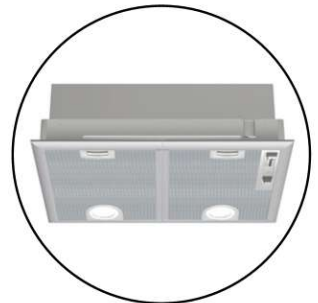
Uno Elementi Gooseneck Mixer



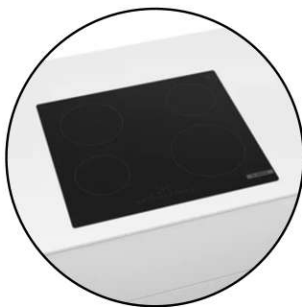
Kitchen Sink



Bosch Series 2 Dishwasher 60cm



Bosch 53cm Powerpack



Bosch Ceramic Hob 60cm



Bosch series 4 built in oven
60cm



Anzio - Brushed Nickel

Features

- Bespoke kitchen design
- Soft close drawers
- High Pressure laminate benchtop
- Tiled splash back
- Bosch appliance package



SPECIFICATIONS

Bathroom



Enya back to wall toilet



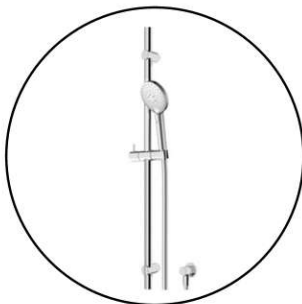
Uno basin mixer



Uno bath spout



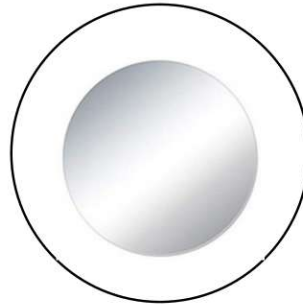
Uno shower mixer



Splash slide rail shower head



Moulded acrylic shower



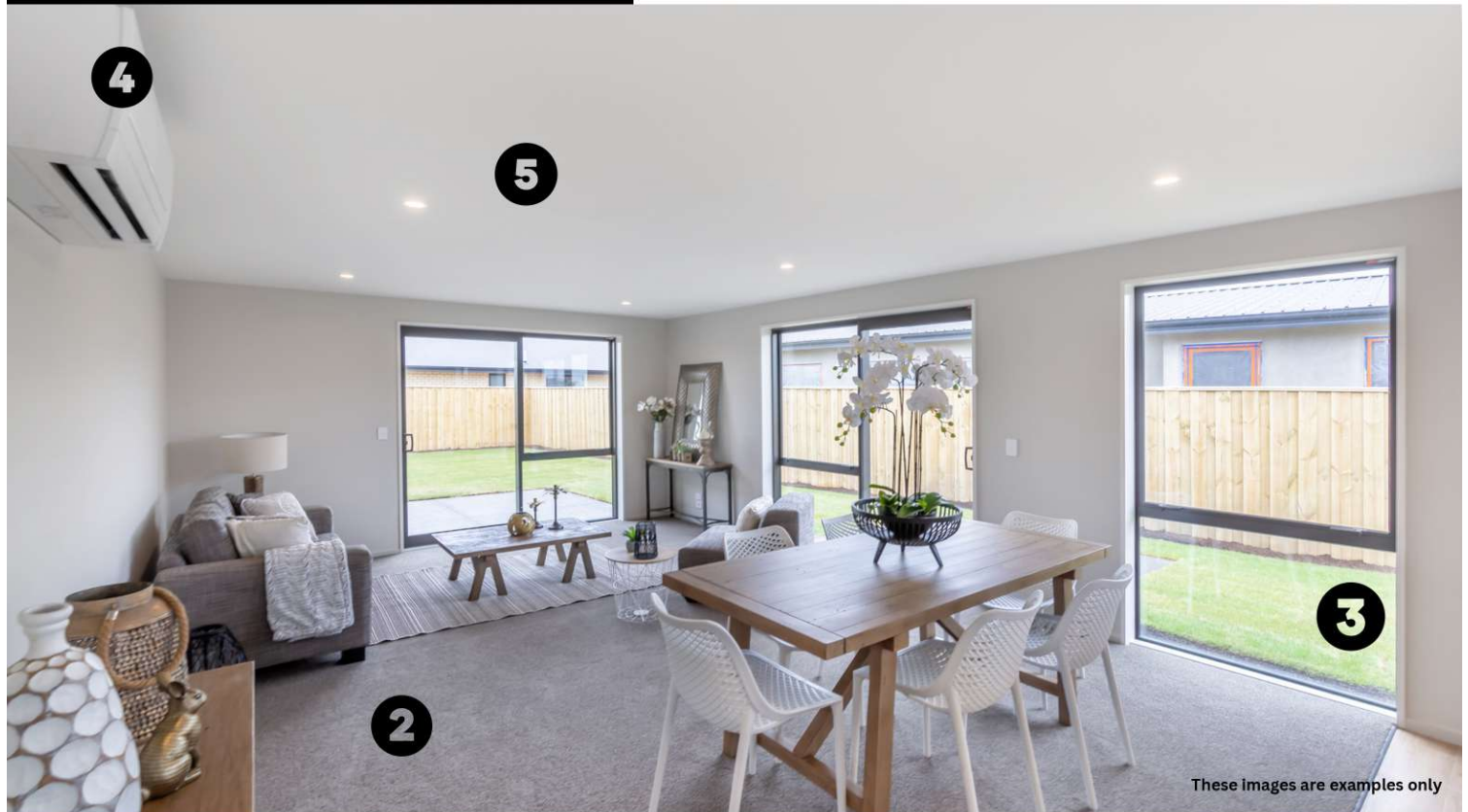
Round mirror



VCBC Soft wall hung vanity 2 drawer



INTERIOR



These images are examples only

- ❶ Vinyl plank flooring
- ❷ Extra heavy duty solution dyed nylon cut pile carpet on premium 11mm underlay
- ❸ Double glazed windows
- ❹ Hi wall heat pump
- ❺ LED lighting throughout
- ❻ Premium quality low sheen paint



These images are examples only

FREEDOM
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EXTERIOR

These images are examples only



- ❶ Firth Devonstone brick
- ❷ Linea or cedar feature cladding
- ❸ Sectional flat panel garage door
- ❹ Roof deck or corrugate roof
- ❺ Exposed aggregate driveways and patios
- ❻ Landscaped



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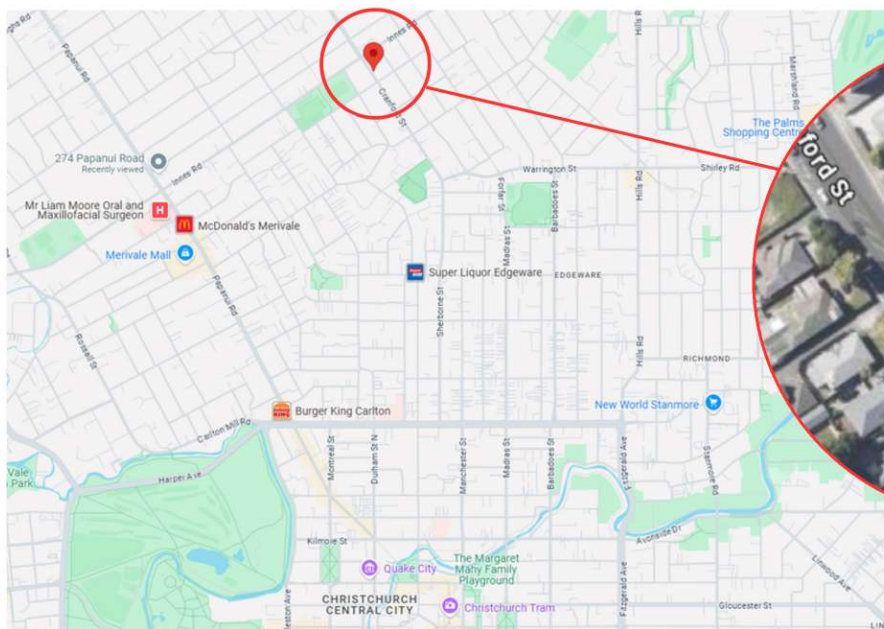
FREEDOM
Built



3/228 Cranford Street ST ALBANS

Situated in the heart of sought-after St Albans, 228 Cranford Street presents a rare opportunity to secure a brand-new townhouse in one of Christchurch's most accessible and vibrant locations. With seamless access to the CBD, Merivale, Northlands Mall, and the Christchurch Northern Corridor, this location perfectly balances convenience and lifestyle. Whether you're commuting to the city, shopping, or meeting friends for a coffee, everything you need is within easy reach.

You'll love the ease of living here. Edgeware Village is just a short stroll away for daily essentials, while Hagley Park and local schools add to the family-friendly appeal. With public transport, cycleways, and continued upgrades to the Cranford Street corridor, the area is not only highly connected but poised for continued growth.



5th May 2025



RENTAL APPRAISAL

UNITS 1 - 4/228 CRANFORD STREET, ST ALBANS

It is Mosaic Property Management's pleasure to provide a rental appraisal for Units 1 - 4/228 Cranford Street, St Albans.

When providing this appraisal, a number of factors were taken into consideration including the features and condition of the property, location, current market conditions and proximity to transport and lifestyle hubs.

I wish to advise that in the current rental market the for the property located at Units 1 - 4/228 Cranford Street, St Albans, could achieve approximately \$520.00 - \$550.00 per week.

Comparable properties which have recently rented are listed below:

Address	Bedrooms	Bathrooms	Rent
1/135 Edgeware Rd, St Albans	2	1	\$500.00
2/76 Cranford St, St Albans	2	1	\$530.00
6/22 Springfield Rd, St Albans	2	1	\$530.00
7/206 Geraldine St, Edgeware	2	2	\$550.00

The Rental range is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

At Mosaic Property Management we are committed to providing a professional service to you at all times, ensuring not only peace of mind but the maximum return on your investment. Our experienced, personalised and professional approach ensures the quality of tenants, minimum vacancy periods and smooth management of your tenancies.

If you would like any further information on property management services, please don't hesitate to contact our Property Management Team on 022 569 4855 or rentals@mosaicpropertymanagement.co.nz.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A Stent", is positioned above the printed name.

Amanda Stent
Mosaic Property Management
Director – Property Management Specialist



Disclaimer - Conditions on which the rental appraisal is provided.

1. The appraisal is an opinion only on the rental which may be achieved on the property as of the date of this appraisal and although every care has been taken in arriving at this figure, it is an opinion only and must not be taken as a sworn valuation.
2. The appraisal is affected by many factors including, but not limited to: general supply and demand of rental properties; change in the state of the economy; local market fluctuation; changes to the property itself or neighboring properties.
3. The appraisal is prepared solely for the information of the person to whom it is forwarded and not for any third party.

OUR PERFORMANCE

A LITTLE SNAPSHOT OF OUR PERFORMANCE
OVER THE PAST 12 MONTHS

99%

Occupancy rate

1%

Rent Arrears

100%

Client Retention

5

Avg days on market

Amanda manages our Christchurch property while my partner and I live in another city. They are very quick to respond, we always feel our concerns are heard and they are very professional. Amanda knows the market really well and stays up to date with current practices. We swapped to their company because of their People centred approach. We have ease in knowing our property is left in good hands, more importantly, that our tenants are safe and happy. I can't recommend her enough!

-Pratiksha and Joshua, Southampton Street, Sydenham.



AMANDA STENT

DIRECTOR &
PROPERTY MANAGER

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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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.