



52 Kilmore Street

Christchurch Central City

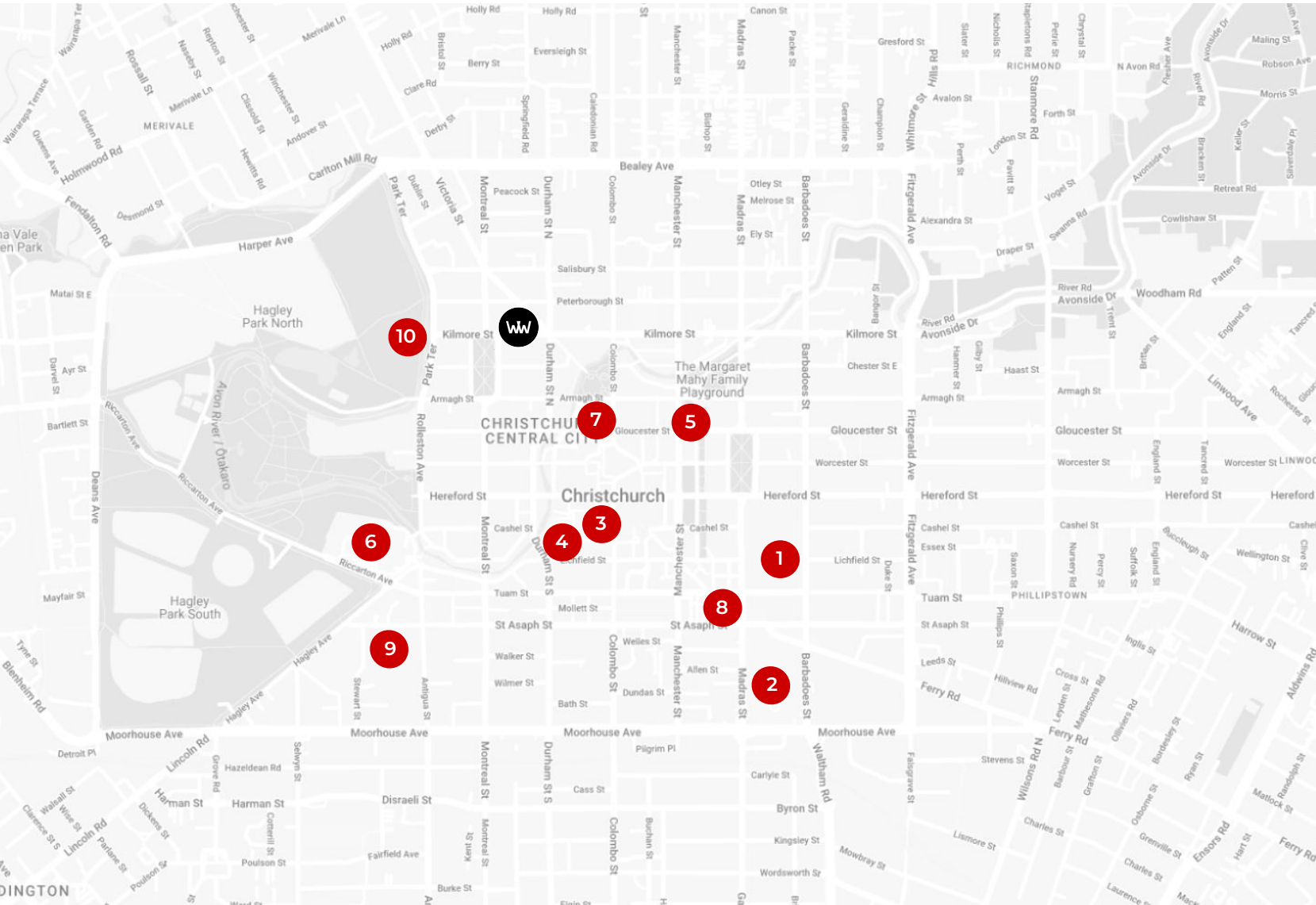
Artist Impression Only

12x One Bedroom Apartments
6x Studio Apartments



Location

Discover the epitome of urban living at 52 Kilmore Street, nestled on a quiet street in the heart of the central city. This prime location offers unparalleled access to the best of what Christchurch has to offer, with Hagley Park and Central Christchurch just minute's walk away, making 52 Kilmore Street the ideal location to Live, work and play.



WHAT'S NEARBY

1. TE KAHA STADIUM **1.6KM**
2. ARA INSTITUTE OF CANTERBURY **2KM**
3. THE CROSSING SHOPPING CENTRE **1.2KM**
4. RIVERSIDE MARKET AND TERRACE **1.KM**
5. MARGARET MAHY PLAYGROUND **900M**
6. CHRISTCHURCH HOSPITAL **1.4KM**
7. TE PAE, CONVENTION CENTRE **500M**
8. LITTLE HIGH EATERY **1.7KM**
9. PARAKIORE RECREATION CENTRE **1.6KM**
10. HAGLEY PARK **400M**

Welcome to 52 Kilmore Street

Welcome to 52 Kilmore Street, the perfect location to live, work and play. Located in the heart of Christchurch city, this new development consists of 6x Studios and 12x One Bedroom Apartments across two buildings.

These will be built with the highest quality materials, feature modern floor plans and a stylish design.



Building 1 - 6x One bedroom Apartments

Ground Floor: **Unit A, Unit B**

First Floor: **Unit C, Unit D**

Second Floor: **Unit E, Unit F**

Building 2 - Ground Floor Floor - 6x Studio Apartments, **Unit G, Unit H, Unit I, Unit J, Unit K, Unit L**

Building 2 - First Floor - 6x One bedroom Apartments **Unit GG, Unit HH, Unit II, Unit JJ, Unit KK, Unit LL**



Landscape Plan



The plans, illustrations, measurements and/or descriptions in this Landscape Plan, and in this Information Pack, are indicative only and subject to change during the course of the development. For example, changes may be made to the final landscape plan including the location of plants, the species of plants and the location of fixtures, fittings, structures or similar as a result of any resource consent or building consent or as required during the course of the development. Any areas or dimensions shown in respect of any lot area are subject to final survey.

Kilmore Street



Building 1

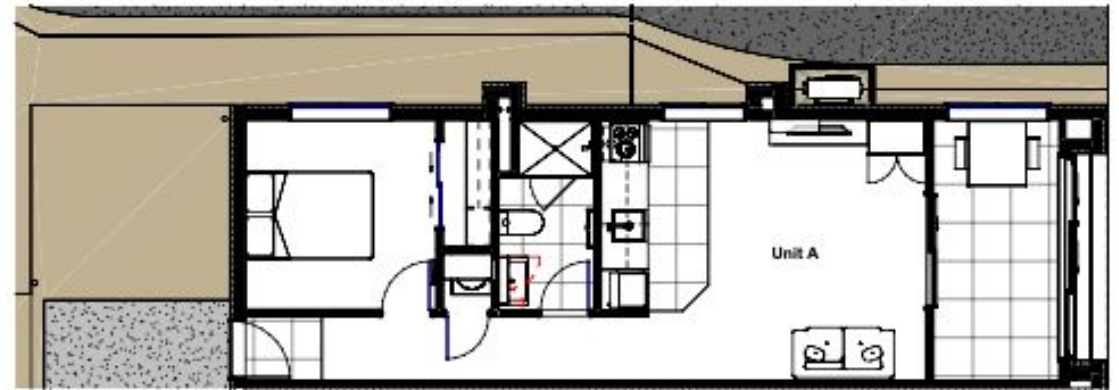
6x One bedroom Apartments

Ground Floor: **Unit A, Unit B**

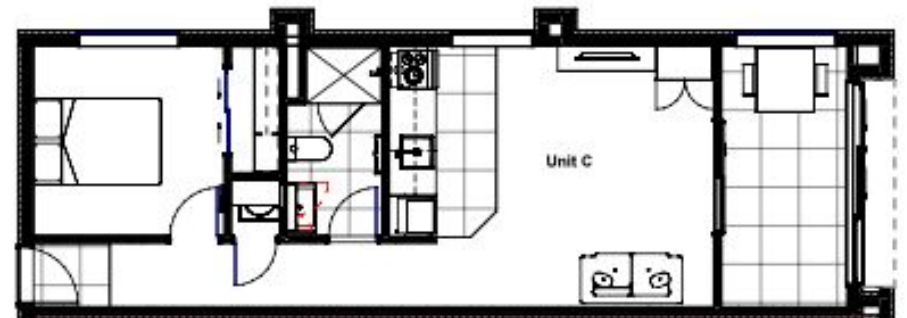
First Floor: **Unit C, Unit D**

Second Floor: **Unit E, Unit F**

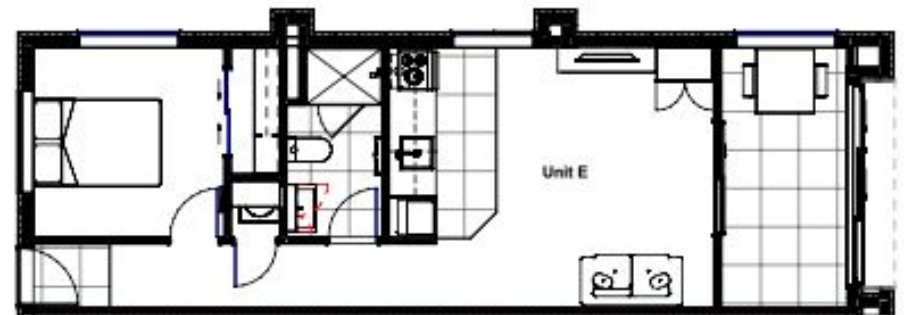
Unit	Bedroom	Bathroom	Area	Outdoor Area
Unit A	1	1	59.85m ²	8m ²
Unit B	1	1	59.85m ²	8m ²
Unit C	1	1	59.85m ²	8m ²
Unit D	1	1	59.85m ²	8m ²
Unit E	1	1	59.85m ²	8m ²
Unit F	1	1	59.85m ²	8m ²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



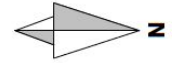
One Bedroom Apartment

Building 2 - Ground floor

6x Studio Apartments

Unit G, Unit H, Unit I, Unit J, Unit K, Unit L

Unit	Bedroom	Bathroom	Area	Outdoor Area
Unit G	1	1	45.25m ²	15.26m ²
Unit H	1	1	43.38m ²	21.07m ²
Unit I	1	1	43.44m ²	20.98m ²
Unit J	1	1	43.38m ²	21.07m ²
Unit K	1	1	43.42m ²	24.24m ²
Unit L	1	1	44.38m ²	71.15m ²



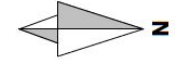
GROUND FLOOR

Building 2 - First Floor

6x One bedroom Apartments

Unit GG, Unit HH, Unit II, Unit JJ, Unit KK, Unit LL

Unit	Bedroom	Bathroom	Area	Outdoor Area
Unit GG	1	1	53.71m ²	8m ²
Unit HH	1	1	51.84m ²	8m ²
Unit II	1	1	51.90m ²	8m ²
Unit JJ	1	1	51.84m ²	8m ²
Unit KK	1	1	51.88m ²	8m ²
Unit LL	1	1	48.61m ²	8m ²



FIRST FLOOR



Studio



First Floor One Bedroom Apartment

Rental Appraisals - Short Term, One Bedroom

Ohana Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:
52 Kilmore Street Central Christchurch (1 Bed, 1 Bath)

\$145
Average Nightly Rate

\$225-\$330
Peak Season and Public Holidays

\$185
Weekend Rate

80-88%
Estimated Occupancy

Estimates

\$876.00
Gross Weekly Estimate (at 80% occupancy)

\$45,051.38
Gross Yearly Estimate (at 80% occupancy)

Compensation

10%
Management Fee + \$95 on Coffee, Consumables and Cleaning Products

\$15-\$25
Linen Hire Fee Per stay

Property listed on:



Short Term Rental Appraisal

Property Location:
52 Kilmore Street
Christchurch Central City,
Christchurch

Average Nightly Rate:
\$150

Peak Season/Events and Functions/Holidays:
\$180

Rental Highlights:
This 1 bedroom property is just adjacent to Cranmer Square, in central Christchurch. Enjoy the convenience of a central location, with restaurants, shopping, entertainment and night life all nearby

Estimated Occupancy per month:
85%

Gross Weekly Estimate:
\$892.5

Gross Yearly Estimate: (based on 80% occupancy)
\$45,900

Carebnb Management –

- Management fee **15% +GST**
- Power and internet are paid **in full** by the owner.
- Monthly consumables charge **\$100max** (charged based on percentage of occupancy)
- Rental numbers are based on Christchurch, high demand areas of similar property sizes. Numbers are indicative only.

Booking platforms –

021 451 607
office@carebnb.nz
carebnb.co.nz



Rental Appraisals - Short Term, Studios

Ohana **Ohana Property**
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:
52 Kilmore Street Central Christchurch (Studio Unit)

\$140
Average Nightly Rate

\$220-\$320
Peak Season and Public Holidays

\$180
Weekend Rate

80-88%
Estimated Occupancy

Estimates

\$848.00
Gross Weekly Estimate (at 80% occupancy)

\$43,611.38
Gross Yearly Estimate (at 80% occupancy)

Compensation

10%
Management Fee + \$95 on Coffee, Consumables and Cleaning Products

\$15-\$25
Linen Hire Fee Per stay

Property listed on:



ohanaproperty.com

Short Term Rental Appraisal



Property Location:

52 Kilmore Street
Christchurch Central City,
Christchurch

Average Nightly Rate:

\$140

Rental Highlights:

This studio property is just adjacent to Cranmer Square, in central Christchurch. Enjoy the convenience of a central location, with restaurants, shopping, entertainment and night life all nearby

Peak Season/Events and Functions/Holidays:

\$170

Estimated Occupancy per month:

85%

Gross Weekly Estimate:

\$833

Gross Yearly Estimate: (based on 80% occupancy)

\$42,840

Carebnb Management –

- ✓ Management fee **15% +GST**
- ✓ Monthly consumables charge **\$100max** (charged based on percentage of occupancy)
- ✓ Power and internet are paid **in full** by the owner.
- ✓ Rental numbers are based on Christchurch, high demand areas of similar property sizes. Numbers are indicative only.


Booking platforms –



☎ 021 451 607
✉ office@carebnb.nz
🌐 carebnb.co.nz



Rental Appraisals - Long Term, One Bedroom








RENTAL APPRAISAL

52 Kilmore Road, Christchurch Central 1 Bedroom Apartment

4 June 2024

52 Kilmore Street, Christchurch Central is a premium location, ideal for renters, within walking distance to Hagley Park and the amenities of the city centre. Below is our assessment of these proposed properties.

1 
1 
1 
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0 

Features include: spacious double bedroom with built-in wardrobes; open plan kitchen / dining / living; whiteware included; private courtyard of balcony; secure bike storage.

Current rental market in Christchurch Central – unfurnished dwellings of a comparable standard listed on Trade Me and managed by Max Property Management Ltd:

202/177 Cashel Street	\$480
G01/180 Hereford Street	\$475
303/177 Cashel Street	\$475
G01/181 Cashel Street	\$475
608/64 Kilmore Street	\$470
15/26 Cashel Street	\$460

Based on assessing the property details and the market rent analysis, we appraise the rent at:


\$480 per week

Market rent data from Tenancy Services 01 October 2023 – 31 March 2024, Christchurch Central	
Apartment Type	Upper Quartile
1 bedroom	\$480

With over 60% of our properties being in new developments, Max Property Management has an excellent track record in bringing multiple units simultaneously to the rental market without compromising vacancy rates, rental yield, or tenant quality. We are hands-on property managers and do not charge commission on maintenance.

This report is a market appraisal based on the information provided by the developer at the time of assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. This appraisal is valid for 90 days from the date of this assessment.

Prepared by




Michelle Bayliss
General Manager
Max Property Management Ltd
022 125 2992
michelle@maxproperty.co.nz

www.maxproperty.co.nz

tel 03 337 3132
we take maximum care

PO Box 12016 Christchurch 8042



Long Term Rental Appraisal

1 
1 
1 
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0 

Property Location:

52 Kilmore Street
Christchurch Central City,
Christchurch

This 1 bedroom property is just adjacent to Cranmer Square, in central Christchurch. Enjoy the convenience with restaurants, entertainment and night life all nearby

Rental Highlights:

- Semifurnished
- Large built in wardrobes
- Good storage spaces
- Open plan kitchen
- Local highlights
- Fully fenced
- Low maintenance courtyard

Based on assessing the property details and the market rent analysis, we appraise the rent at:

\$450 per week

Care Property Rentals Management –

- ✓ Low management fee **8% +gst**
- ✓ Rental appraisal is an estimate only, based on comparable properties in Christchurch

This report is a market appraisal based on the information provided by the developer at the time of the assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. Valid from 20/05/2024 for 90 days.


021 279 9631

wendy@careproperty.nz

careproperty.co.nz



Rental Appraisals - Long Term, Studios







RENTAL APPRAISAL

52 Kilmore Road, Christchurch Central Studio Apartment

4 June 2024

52 Kilmore Street, Christchurch Central is a premium location, ideal for renters, within walking distance to Hagley Park and the amenities of the city centre. Below is our assessment of these proposed properties.

1 
1 
1 
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Features include: spacious living / bedroom area; kitchen with ample bench space and whiteware included; good storage areas; private courtyard; secure bike storage.

Current rental market in Christchurch Central – unfurnished dwellings of a comparable standard listed on Trade Me and managed by Max Property Management Ltd:

143a Fitzgerald Avenue	\$400
1/339d Cashel Street	\$380
1/333b Cashel Street	\$380
101b/341 Madras Street	\$350
110b/118 Salisbury Street	\$350

Based on assessing the property details and the market rent analysis, we appraise the rent at:


\$400 per week

Market rent data from Tenancy Services 01 October 2023 – 31 March 2024, Christchurch Central	
Apartment Type	Upper Quartile
1 bedroom	\$480

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Long Term Rental Appraisal

1 
1 
1 
0 
0 

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Christchurch Central City,
Christchurch

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📞 021 279 9631

✉️ wendy@careproperty.nz

🌐 careproperty.co.nz



Colours and Cladding

INTERNAL COLOURS



TILES

Carrara Matt



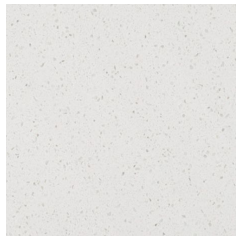
CARPET

Iowa Dark Tapa



KITCHEN

Cabinetry
Hamptons Elm



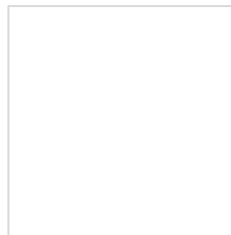
KITCHEN BENCH

AGB Stone
Primestone Cardrona



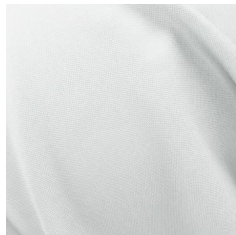
SPLASHBACK

Clear Glass



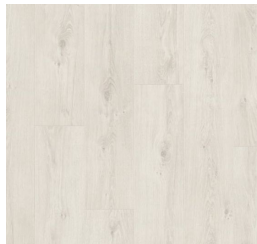
**CEILING, TRIM,
DOORS, WALLS**

Resene Half Black
White



BLINDS

Chalk Block Out



VINYL

White Oiled Oak

CLADDING & COLOURS



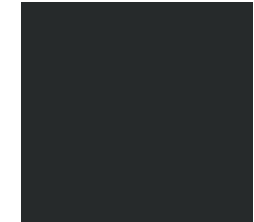
**HEBEL POWER
PANEL**

Dulux Mt Aspiring Half



**HEBEL POWER
PANEL**

Dulux Te Kūiti



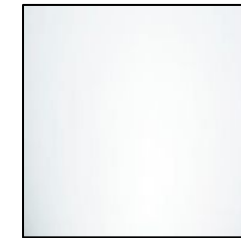
**WINDOWS,
FRONT DOOR**

Matt Flaxpod



**ROOF, FASCIA,
GUTTER,
DOWNPIPES**

Flaxpod



SOFFITS

Resene Half Black
White

Fixtures and Chattels

APPLIANCES



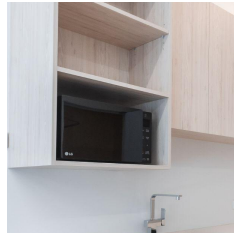
HOB

Fisher and Paykel
60cm ceramic cooktop



DISHDRAWER

Fisher and Paykel stainless
steel dish drawer

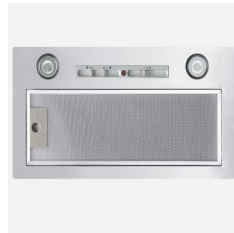


MICROWAVE



OVEN

Fisher and Paykel
60cm built-in oven



RANGEHOOD

Fisher and Paykel
built in Power Pack



WASHER DRYER COMBINATION



REFRIGERATOR/ FREEZER

Haier Refrigerator/Freezer



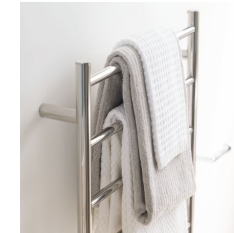
HEAT PUMP

BATHROOM



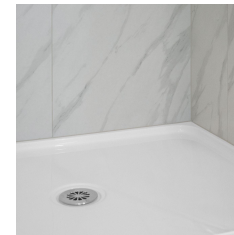
MIRROR

Mirror cabinet over
vanity



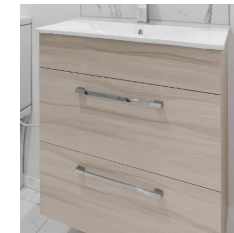
TOWEL RAIL

Chrome heated towel rail



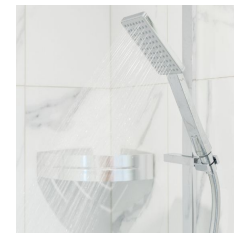
SHOWER

Acrylic Shower tray,
tiled walls



VANITY

Plumblime 750mm



TAPWARE

Metro series basin,
shower, kitchen mixer



TOILET

Back to wall soft
close with
integrated bidet

5 Step Purchase Process

- 1** Contact your Williams Corporation Client Consultant or via the Website or Facebook to confirm availability of the specific property.
- 2** Once the property has been selected, you will then be guided through the signing process of an approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement for Sale and Purchase of Real Estate ('Agreement').
- 3** Upon the Agreement being signed by all parties and then dated, you have 5 working days to conduct due diligence and obtain finance. During the 5 working days, you need to correspond and obtain advice from your lawyer, accountant, finance broker etc. Should any queries arise, Williams Corporation are here to assist you. Simply provide the information — you'll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.
- 4** If you are satisfied, the Agreement will be confirmed, then the required deposit becomes due and payable.
- 5** Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.





Visit our Website or follow us on
Facebook to learn more about
this development.

 williamscorporation.com

 facebook.com/WilliamsCorporation

WILLIAMS
CORPORATION 

BUILDING THE MOST LIVEABLE COUNTRY