



31 Allen Street

Christchurch Central City

14x One Bedroom Townhouses
10x Studio Townhouses



Welcome to 31 Allen Street

Welcome to 31 Allen Street, the perfect location to live, work and play. Located in the heart of Christchurch city, this new development consists of 10x Studios and 14x One Bedroom Townhouses across two buildings.

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



Building 1 - Ground Floor

5x Studio Townhouses

1x One Bedroom Townhouse

Unit A, Unit B, Unit C, Unit D, Unit E, Unit F

Building 1 - First Floor

6x One Bedroom Townhouses

Unit AA, Unit BB, Unit CC, Unit DD, Unit EE, Unit FF

Building 2 - Ground Floor

5x Studio Townhouses

1x One Bedroom Townhouse

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

Building 2 - First Floor

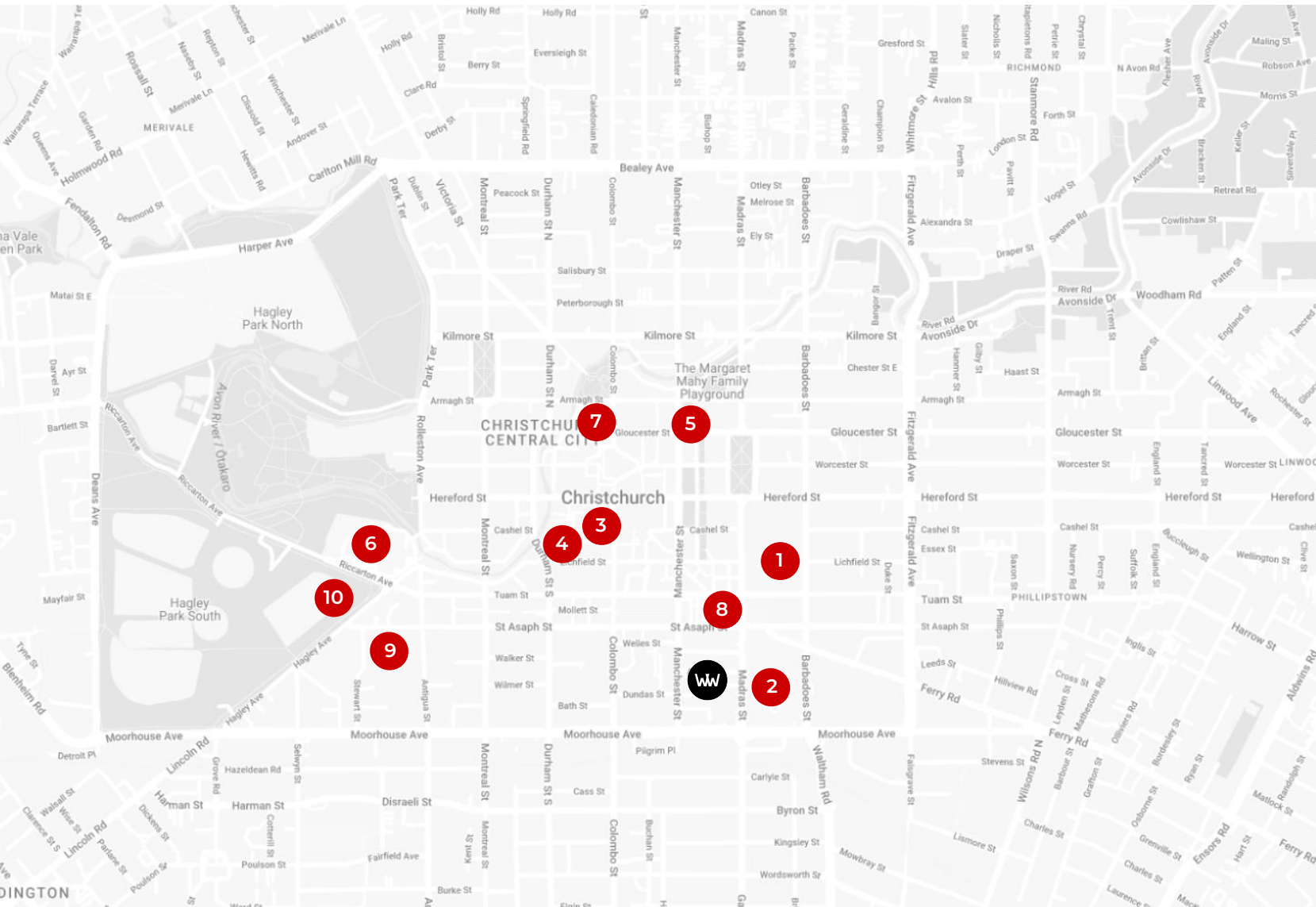
6x One Bedroom Townhouses

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



Location

Discover the epitome of urban living at 31 Allen Street, nestled in the heart of the central city. This prime location offers unparalleled access to the best of what Christchurch has to offer, with Ara Institute of Canterbury and the iconic Te Kaha Stadium just a minute's walk away, making 31 Allen Street the ideal location to Live, work and play.



WHAT'S NEARBY

1. TE KAHA STADIUM **400M**
2. ARA INSTITUTE OF CANTERBURY **150M**
3. THE CROSSING SHOPPING CENTRE **750M**
4. RIVERSIDE MARKET AND TERRACE **1.1KM**
5. MARGARET MAHY PLAYGROUND **1.3km**
6. CHRISTCHURCH HOSPITAL **1.7KM**
7. TE PAE, CONVENTION CENTRE **1.4KM**
8. LITTLE HIGH EATERY **450M**
9. PARAKIORE RECREATION CENTRE **1.5KM**
10. HAGLEY PARK **2KM**

TE KAHA STADIUM

Located 400m from 31 Allen Street.

Te Kaha is the new Christchurch Stadium in the centre of Otautahi, Christchurch with 30,000 seats (25,000 permanent and 5,000 temporary), 36,000 capacity for large concerts all under the cover of a roof.

Situated in the centre of Christchurch's CBD, Te Kaha will transform the city and is expected to host up to 40 large events each year.

Te Kaha is located 400m from 31 Allen Street and is due to be completed in 2026.



ARA INSTITUTE OF CANTERBURY

Located 150m from 31 Allen Street.

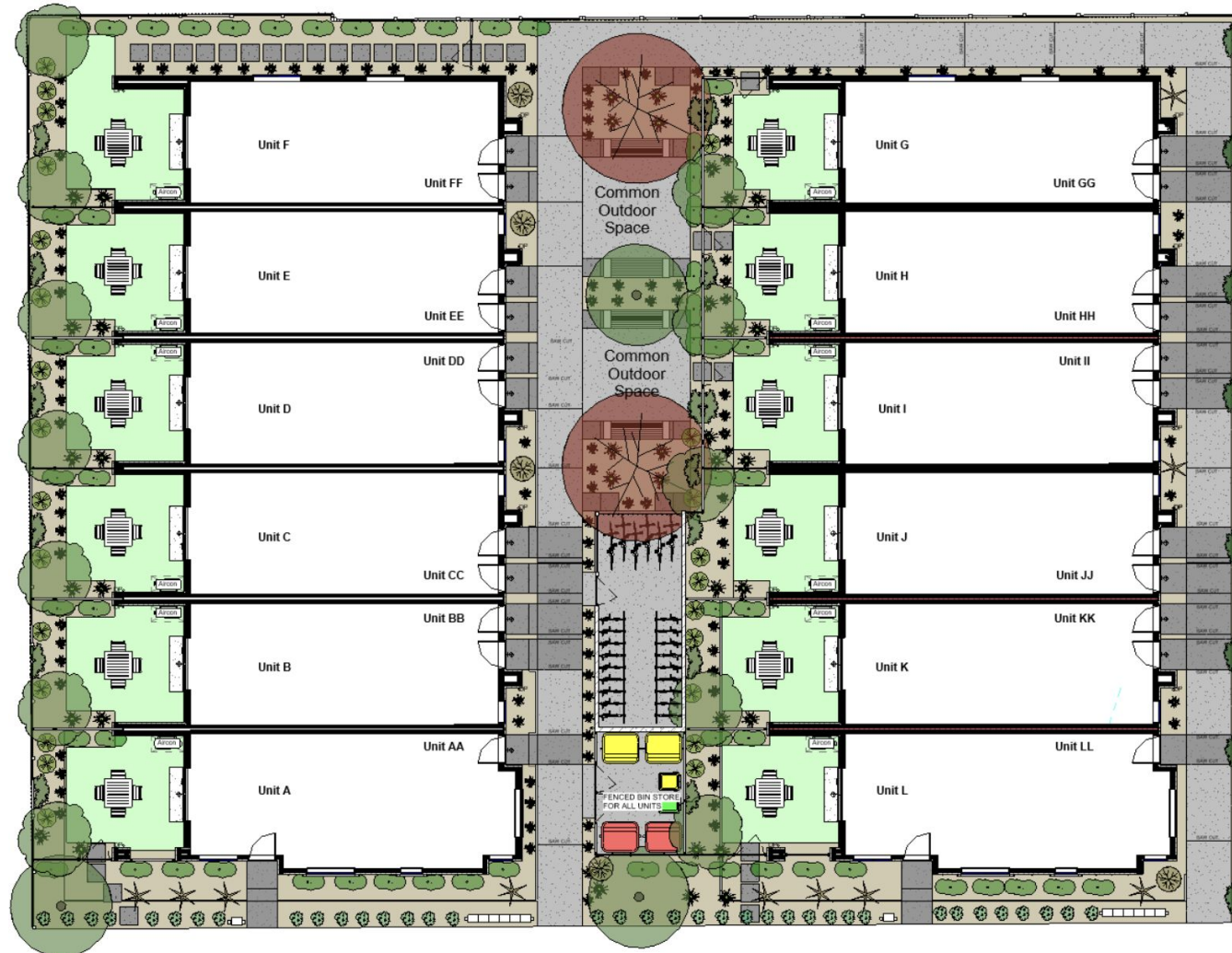
Ara is the largest vocational training institute in the South Island of New Zealand.

Ara was created in 2016 when CPIT and Aoraki Polytechnic merged and each year has over 19,000 students, including 1,800 international students.

Ara is located 150m from 31 Allen Street.



Landscape Plan



Building One

Building Two

Allen Street



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.



Artist Impression Only

Building 1

Ground Floor

- 5x Studio Townhouses
- 1x One Bedroom Townhouse

Unit A, Unit B, Unit C, Unit D, Unit E, Unit F

Unit	Bedroom	Bathroom	Area	Outdoor Area	Property type
Unit A	1	1	48.1m ²	20.6m ²	Townhouse
Unit B	1	1	43.6m ²	21.0m ²	Studio
Unit C	1	1	43.6m ²	21.0m ²	Studio
Unit D	1	1	43.6m ²	21.2m ²	Studio
Unit E	1	1	43.6m ²	21.3m ²	Studio
Unit F	1	1	44.6m ²	26.6m ²	Studio



First Floor

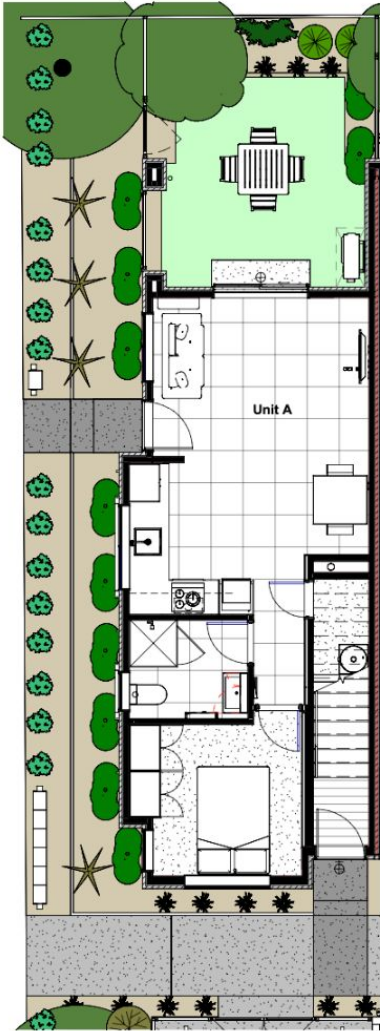
- 6x One Bedroom Townhouses

Unit AA, Unit BB, Unit CC, Unit DD, Unit EE, Unit FF

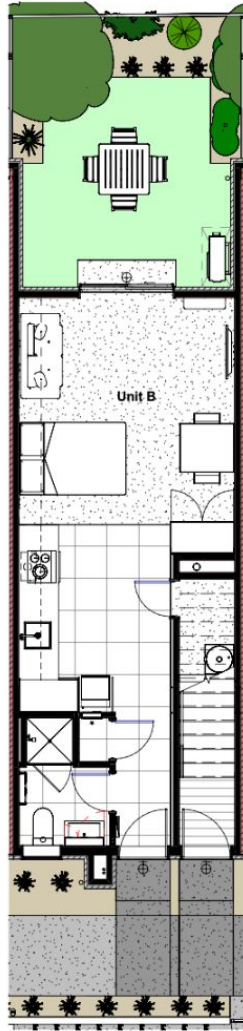
Unit	Bedroom	Bathroom	Area	Outdoor Area	Property type
Unit AA	1	1	56.7m ²	8.6m ²	Townhouse
Unit BB	1	1	52.2m ²	8.6m ²	Townhouse
Unit CC	1	1	52.2m ²	8.6m ²	Townhouse
Unit DD	1	1	52.2m ²	8.6m ²	Townhouse
Unit EE	1	1	52.2m ²	8.6m ²	Townhouse
Unit FF	1	1	53.2m ²	8.3m ²	Townhouse



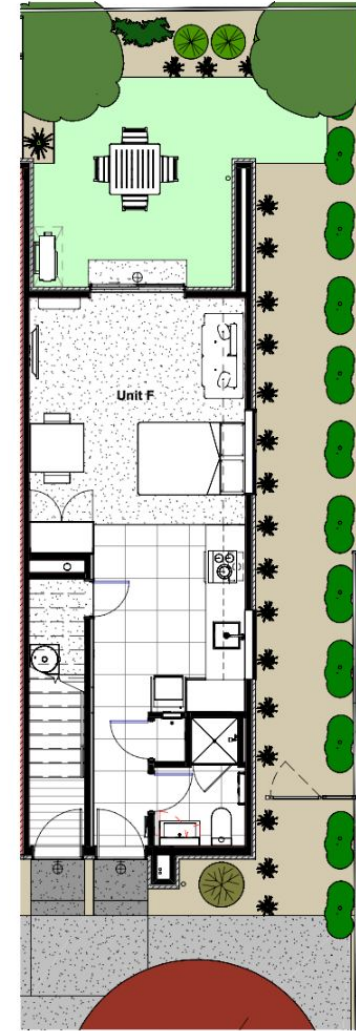
Building 1



Unit A & AA



Unit B & BB
Typical Middle
Upper Unit



Unit F & FF

Building 2

Building 2 - Ground Floor

5x Studio Townhouses,
1x One Bedroom Townhouses

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

Unit	Bedroom	Bathroom	Area	Outdoor Area	Property type
Unit G	1	1	44.6m ²	18.1m ²	Studio
Unit H	1	1	43.6m ²	18.4m ²	Studio
Unit I	1	1	43.6m ²	18.4m ²	Studio
Unit J	1	1	43.6m ²	20.2m ²	Studio
Unit K	1	1	43.6m ²	21.3m ²	Studio
Unit L	1	1	48.1m ²	20.7m ²	Townhouse



Artist Impression Only

Building 2 - First Floor

6x One Bedroom Townhouses

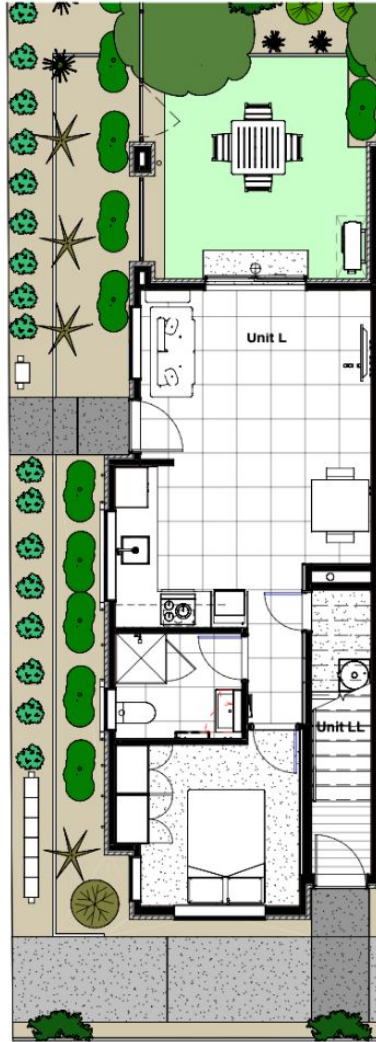
Unit GG, Unit HH, Unit II, Unit JJ, Unit KK, Unit LL

Unit	Bedroom	Bathroom	Area	Outdoor Area	Property type
Unit GG	1	1	53.2m ²	8.2m ²	Townhouse
Unit HH	1	1	52.2m ²	8.6m ²	Townhouse
Unit II	1	1	52.2m ²	8.6m ²	Townhouse
Unit JJ	1	1	52.2m ²	8.6m ²	Townhouse
Unit KK	1	1	52.2m ²	8.6m ²	Townhouse
Unit LL	1	1	56.7m ²	8.9m ²	Townhouse

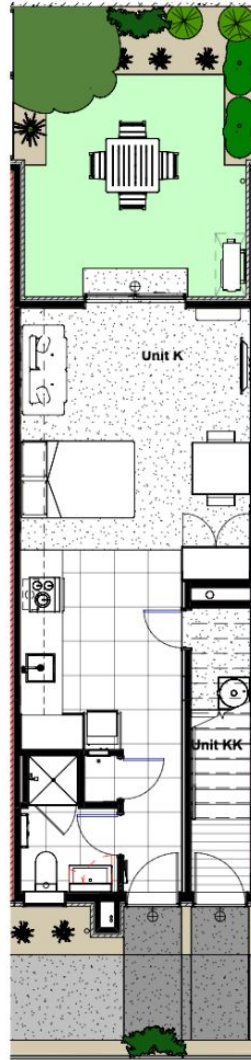
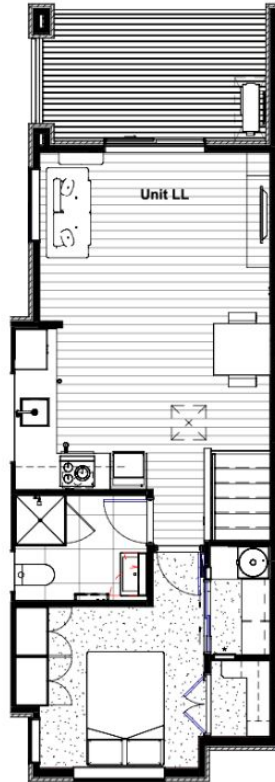


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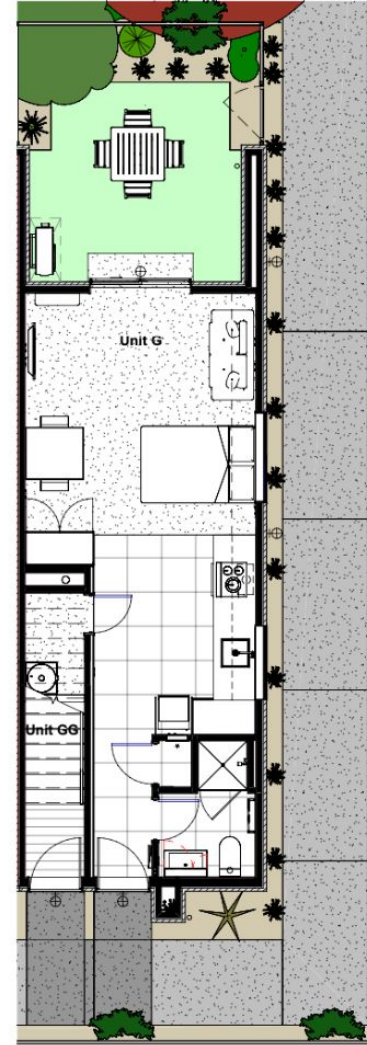
Building 2



Unit L & LL



Unit K & KK
Typical Middle
Lower Unit



Unit G & GG



Rental Appraisals - Short Term, Townhouses

Short Term Rental Appraisal



<p>Property Location: 31 Allen Street Central City Christchurch</p> <p>Rental Highlights: This 1 bedroom townhouse is just inside the four avenues and close to Polytech, Christchurch South Hospitality and the new "Salt District" (Previously the Innovation Precinct).</p>	<p>Average Nightly Rate: \$140</p> <p>Peak Season/Events and Functions/Holidays: \$160</p> <p>Estimated Occupancy per month: 80%</p> <p>Gross Weekly Estimate: \$784</p> <p>Gross Yearly Estimate: (based on 80% occupancy) \$40,320</p>
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Carebnb Management –

<ul style="list-style-type: none"> ✓ Management fee 15% +GST ✓ Monthly consumables charge \$100max (charged based on percentage of occupancy) 	<ul style="list-style-type: none"> ✓ 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.
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Booking platforms –







☎ 021 451 607

✉ office@carebnb.nz

🌐 carebnb.co.nz



Ohana

Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:
31 Allen Street, Central Christchurch
(1 bed, 1 bath)

\$145
Average Nightly Rate

\$225-\$325
Peak Season and Public Holidays

\$185
Weekend Rate

80-85%
Estimated Occupancy

Estimates

\$876
Gross Weekly Estimate (at 80% occupancy)

\$45,051
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:

Ohana  

ohanaproperty.com

Rental Appraisals - Short Term, Studios

Short Term Rental Appraisal



<p>Property Location: 31 Allen Street Central City Christchurch</p> <p>Rental Highlights: This studio townhouse is just inside the four avenues and close to Polytech, Christchurch South Hospitality and the new "Salt District" (Previously the Innovation Precinct).</p>	<p>Average Nightly Rate: \$125</p> <p>Peak Season/Events and Functions/Holidays: \$155</p> <p>Estimated Occupancy per month: 80%</p> <p>Gross Weekly Estimate: \$700</p> <p>Gross Yearly Estimate: (based on 80% occupancy) \$36,000</p>
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Carebnb Management –

<ul style="list-style-type: none"> ✓ Management fee 15% +GST ✓ Monthly consumables charge \$100max (charged based on percentage of occupancy) 	<ul style="list-style-type: none"> ✓ 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.
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Booking platforms –








📞 021 451 607

✉ office@carebnb.nz

🌐 carebnb.co.nz





Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:
31 Allen Street, Central Christchurch (Studio)

\$140
Average Nightly Rate

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

\$180
Weekend Rate

80-85%
Estimated Occupancy

Estimates

\$848
Gross Weekly Estimate (at 80% occupancy)




\$43,611
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

Rental Appraisals - Long Term, Townhouses

Long Term Rental Appraisal

1

1

1

0

0

Property Location:

31 Allen Street Central City Christchurch

This 1 bedroom townhouse is just inside the four avenues and close to Polytech, Christchurch South Hospitality and the new "Salt District" (Previously the Innovation Precinct).

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:

\$425 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 APPRAISAL

31 Allen Street, Christchurch Central 1 Bedroom Apartments

25 June 2024

31 Allen Street, Christchurch Central is a premium location, ideal for renters, within walking distance to the amenities of the city centre. Below is our assessment of these proposed properties.

1

1

1

0

0

Features of these properties include: spacious double bedroom with built-in wardrobe; open plan kitchen / dining / living; whiteware included; tiled bathroom; ample storage areas; private courtyard or 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:

G01/180 Hereford Street	\$475
303/177 Cashel Street	\$475
G01/181 Cashel Street	\$475
G02/242 Manchester Street	\$475
5/466 Hagley Avenue	\$470
204/150 Tuam Street	\$460

Market rent data from Tenancy Services
01 November 2023 – 30 April 2024, Christchurch Central

Apartment Type	Upper Quartile
1 bedroom	\$490

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

\$480 per week

This report is a market appraisal based on the information provided. It has been prepared based on statistics provided by Tenancy Services and the current rental market and is valid for 90 days from the date of assessment.

At Max Property Management we are very proactive in tenancing our homes and actively avoid down-time in between tenants. It is unusual for us to have any vacancy across our entire portfolio. We do not charge a commission on maintenance.

We are so confident in our tenant selection and rent arrears processes, that from 01 July 2024, once we have secured a tenant, we will provide a *rental guarantee* to all our owners at no additional cost.

Prepared by

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

www.maxproperty.co.nz

we take maximum care

tel 03 337 3132

PO Box 12016 Christchurch 8042

Rental Appraisals - Long Term - Studios

Long Term Rental Appraisal



Property Location:

31 Allen Street Central City Christchurch

This studio townhouse is just inside the four avenues and close to Polytech, Christchurch South Hospitality and the new "Salt District" (Previously the Innovation Precinct).

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:

\$400
per week

Care Property Rentals Management –

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

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021 279 9631
wendy@careproperty.nz
careproperty.co.nz



RENTAL APPRAISAL

31 Allen Street, Christchurch Central Studio Apartments

25 June 2024

31 Allen Street, Christchurch Central is a premium location, ideal for renters, within walking distance to the amenities of the city centre. Below is our assessment of these proposed properties.



Features of these properties include: spacious open plan living / bedroom; kitchen with whiteware included; tiled bathroom; ample 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:

G02/169 St Asaph Street	\$410
1/339d Cashel Street	\$380
28/169 Fitzgerald Avenue	\$380
109b/118 Salisbury Street	\$350
101b/341 Madras Street	\$350
G08b/118 Salisbury Street	\$350

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

\$400 - \$420
per week

Market rent data from Tenancy Services
01 November 2023 – 30 April 2024, Christchurch Central

Apartment Type	Upper Quartile
1 bedroom	\$490

This report is a market appraisal based on the information provided. It has been prepared based on statistics provided by Tenancy Services and the current rental market and is valid for 90 days from the date of assessment.

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Colours and Cladding

INTERNAL COLOURS



TILES

Carrara Matt



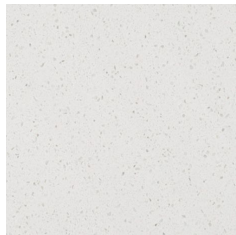
CARPET

Iowa Dark Tapa



KITCHEN

Cabinetry
Hamptons Elm



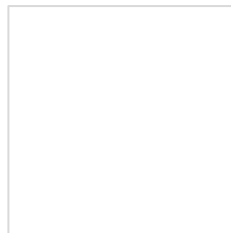
KITCHEN BENCH

AGB Stone
Primestone Cardrona



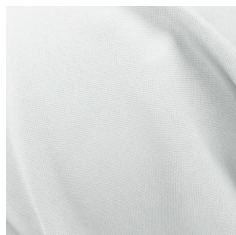
SPLASHBACK

Clear Glass



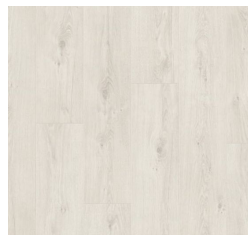
CEILING, TRIM, DOORS, WALLS

Resene Half Black
White



BLINDS

Chalk Block Out



TIMBER LAMINATE

White Oiled Oak

CLADDING & COLOURS



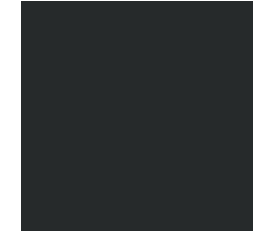
HEBEL POWER PANEL

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



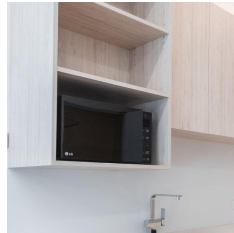
HOB

Fisher and Paykel
60cm ceramic cooktop



DISHDRAWER

Fisher and Paykel stainless
steel dish drawer

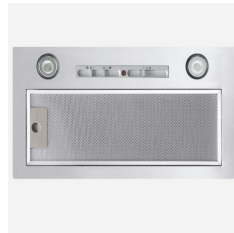


MICROWAVE



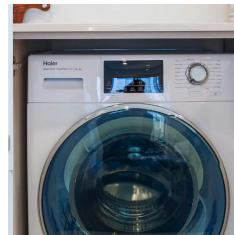
OVEN

Fisher and Paykel
60cm built-in oven



RANGEHOOD

Fisher and Paykel
built in Power Pack



WASHER DRYER COMBINATION



REFRIGERATOR/ FREEZER

Haier Refrigerator/Freezer



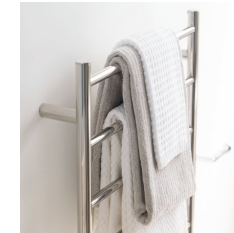
HEAT PUMP

BATHROOM



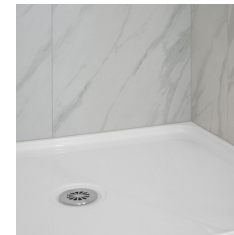
MIRROR

Mirror cabinet over
vanity



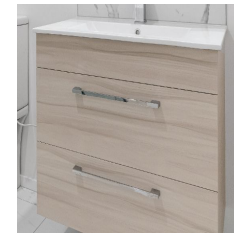
TOWEL RAIL

Chrome heated towel rail



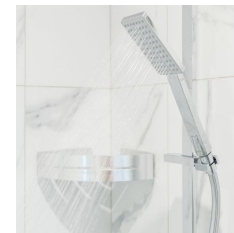
SHOWER

Acrylic Shower tray,
tiled walls



VANITY

Plumblin 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.





Artist Impression Only

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