



PROPERTY INFORMATION PACK

**10 JOHN STREET
ROLLESTON**


SULLIVAN MITCHELL
RESIDENTIAL

SALES@SMR.NZ

THE DEVELOPMENT

Welcome Home to a Prime Location, and Luxurious comfort.



Presenting a collection of five exquisite single-storey houses, each thoughtfully designed with two spacious bedrooms and a modern bathroom. Perfect for investors, downsizers, young professionals, and first-time buyers, these homes feature convenient garages for each unit, ensuring both comfort and practicality.

Every house at 10 Johns Street is crafted for seamless indoor-outdoor living, boasting open-plan kitchens, dining, and living areas that effortlessly flow into private, secure courtyards. These spaces are ideal for entertaining guests, enjoying peaceful study sessions, or simply relaxing in a serene environment. Embrace modern living in a community designed to meet your lifestyle needs..

All houses are on their own separate freehold title, with titles and Code Compliance to be issued in December 2024.

2



1



1



1



Estimated Completion: Last Quarter 2024 (December)

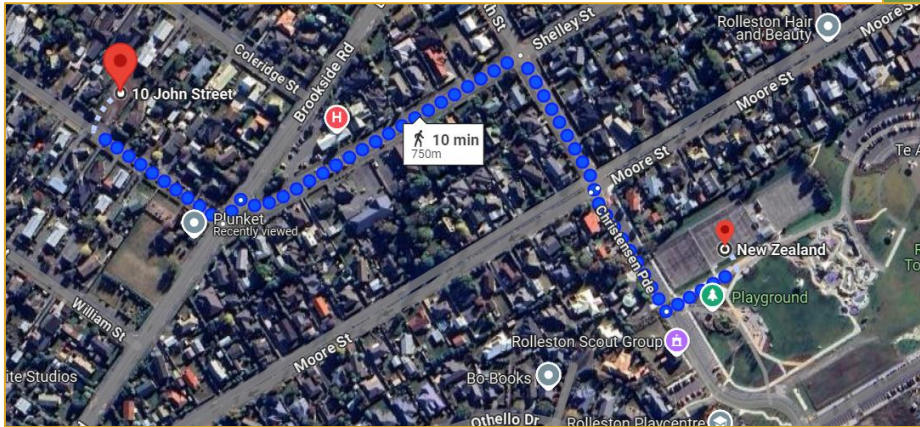
THE LOCATION

Located in the heart of Rolleston, just a stone's throw from Rolleston Town Centre, John Street is situated walking distance to near established amenities, including various newly built eateries and supermarkets.

Residents can also enjoy easy access to local Schools, and the recently opened Te Ara Ātea Rolleston Library. Don't miss the chance to secure your brand-new home in this sought-after location!

Local amenities right on John Street:

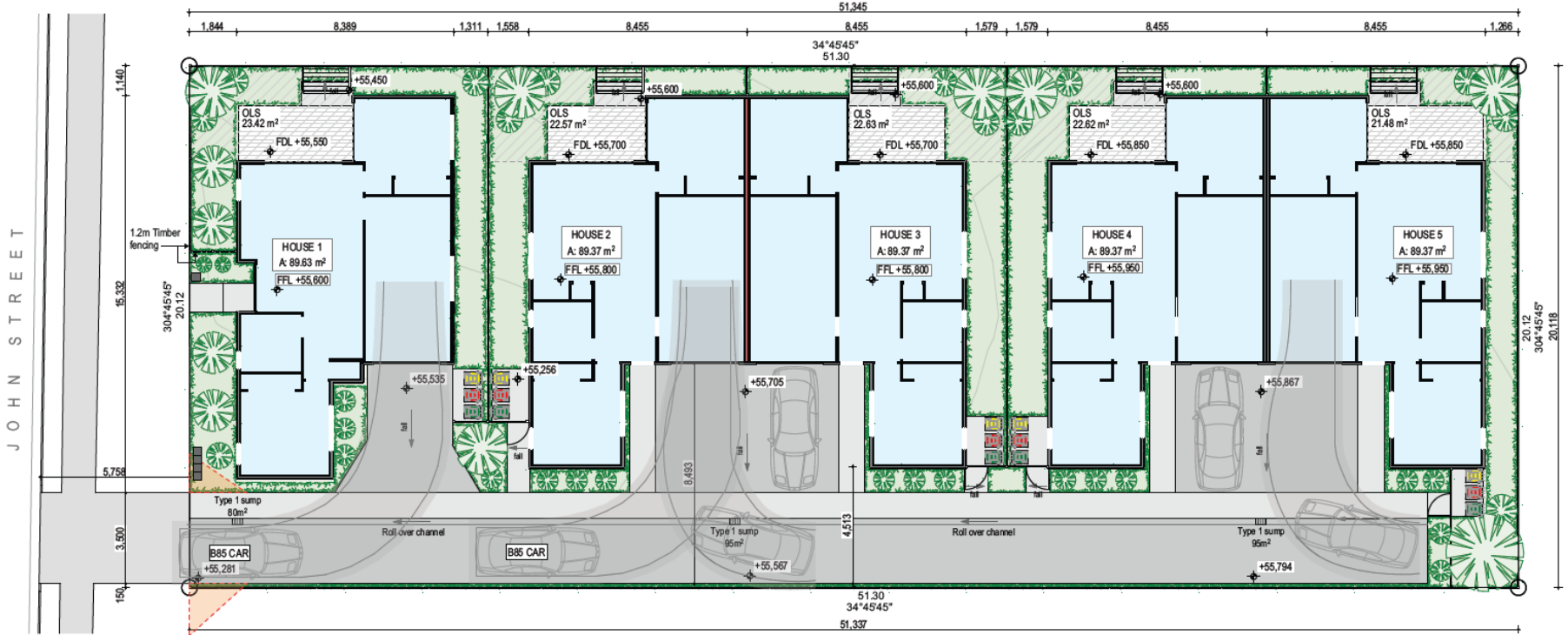
- **Early Childhood Education:** [AkorollestonECE](#)
- **Local Rolleston Plunket:** [Rolleston Plunket Clinic](#)
- **Playground and Park:** Just around the corner
- **Rolleston School:** Only a 500m walk away
- **Town Centre:** A short 10-minute walk
- **Supermarket:** New World is within 1km



- | | |
|-----------------------------------|-----------------------------|
| 1 Te Ara Ātea (Rolleston Library) | 6 Brookside Park |
| 2 Foster Park | 7 West Rolleston School |
| 3 Selwyn Swim School | 8 Rolleston High-School |
| 4 Rolleston Town Centre | 9 Rolleston Industrial Zone |
| 5 Rolleston School | * Selwyn District Council |



SITE AND LANDSCAPE PLAN













The site plan design for the five homes incorporates a thoughtfully organised layout, maximising efficient use of space while ensuring privacy and a cohesive aesthetic.

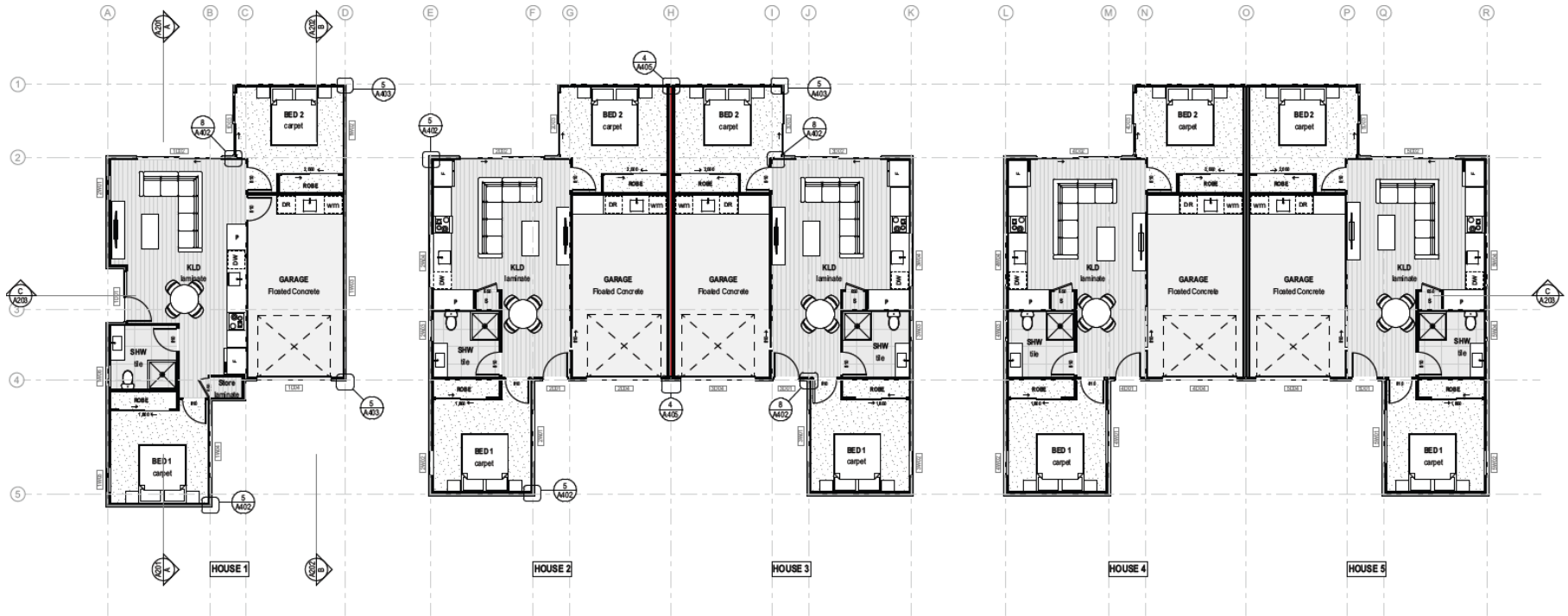
Featuring designated garages and parking areas and strategically well-defined pathways that seamlessly integrate with the surrounding environment.

Flexible parking spaces allow for lockup garage and an additional off-street park.

The modern landscape design for the five units embraces clean lines, minimalistic elements, and a harmonious blend of natural and man-made materials, creating a visually stunning and contemporary outdoor space that complements the architectural style of the units while promoting a sense of tranquility and connectivity with nature.

-  New tree 1.5m minimum height at time of planting.
-  Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
-  Brushed Concrete
-  Black Oxide
-  Timber Decking size and shape to be determined by client
-  Low Level Planting
-  Waste Management Area
-  Clothes line
-  1.8m Timber fencing
-  Letterboxes

FLOOR PLAN



The ground floor boasts an expansive and contemporary open-plan layout encompassing the kitchen, dining, and living areas.

Each room on this level is thoughtfully designed with spacious dimensions, complemented by expansive built-in wardrobes and convenient storage solutions.

Each house has two parking lots a garage plus off-street



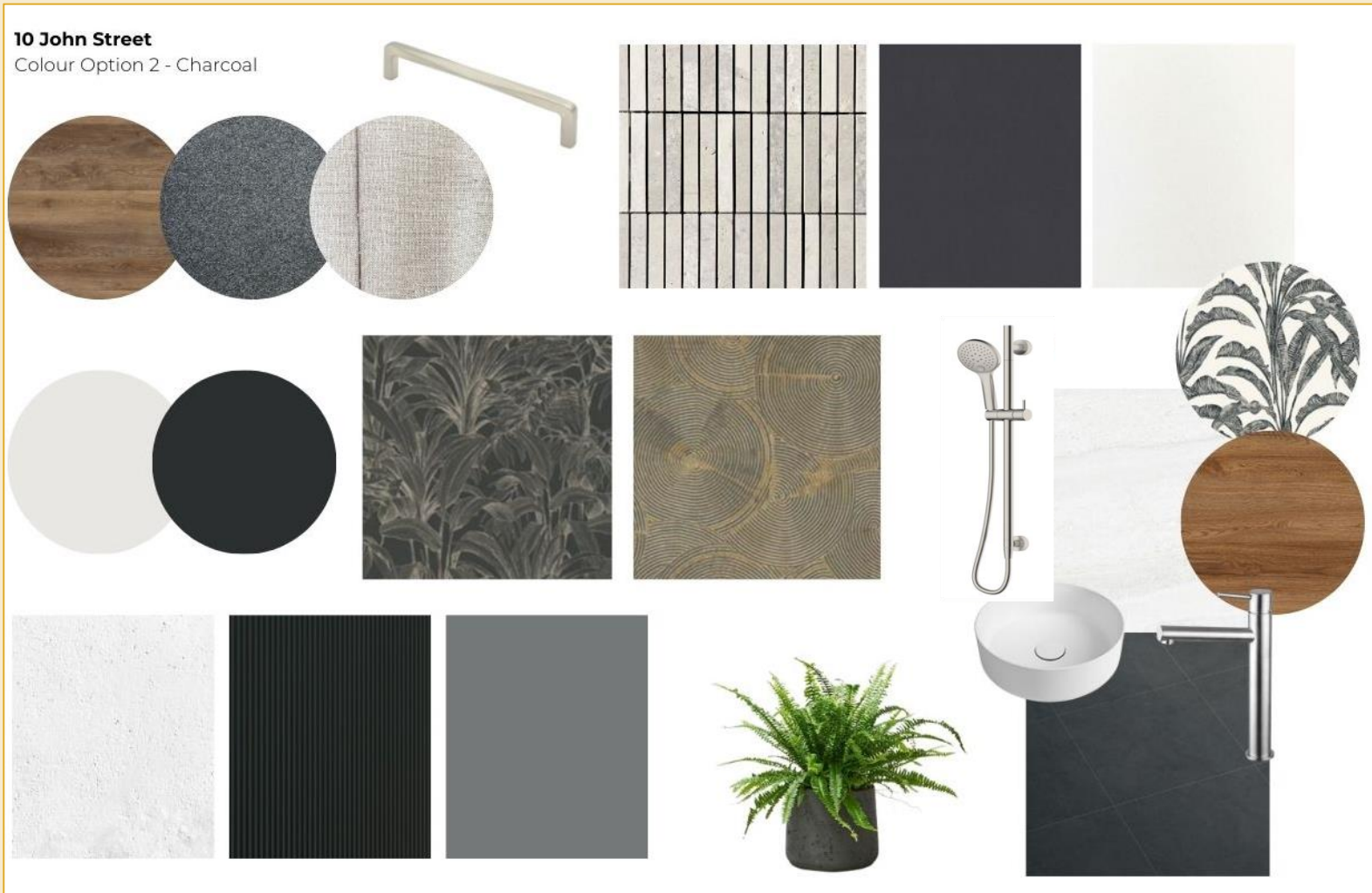
PRICING

Unit	Bed	Bath	Garage	Floor Area	Land Area	Price
1	2	1	1	89m2	232m2	\$615,000
2	2	1	1	89m2	201m2	\$595,000
3	2	1	1	89m2	201m2	\$599,000
4	2	1	1	89m2	201m2	\$599,000
5	2	1	1	89m2	195m2	\$609,000

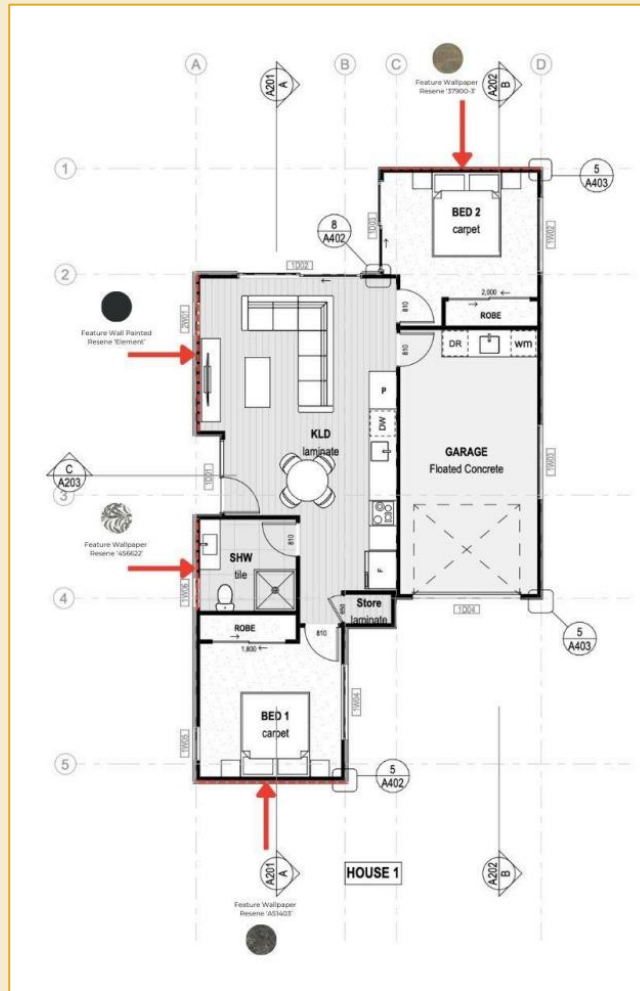




CHARCOAL COLOUR PACKAGE



CHARCOAL SPECIFICATIONS



CHARCOAL SPECIFICATIONS

EXTERIOR

Featurepanel:	James Hardie Axon panel - painted Dulux 'Mareta'
Cladding:	Resene Integra cladding panel - painted Resene 'House White'
Roof:	Colorsteel corrugate - 'Flaxpod'
Gutter/drains:	Colorsteel - 'Flaxpod'
Windows:	Double glazed aluminum with double tongue - 'Flaxpod'
Glass:	Clear to all, obscure in Bathroom, tinted to Unit 1 (1D1)
Frontdoor:	Aluminium flat panel with digital lock - 'Flaxpod'
Garagedoor:	Steel sectional - 'Sierra' - 'Flaxpod' + 2x remotes <i>[Dominator]</i>

INTERIOR

Doors:	Independent Doors - 'Orewa' painted Resene 'Black White' Bedrooms, Bathroom, Storage + cavity slider Garage internal access
Hardware:	Schlage lever handle - 'Broadway' - 'Satin Nickel' <i>Passage to 2x bedrooms, privacy to Bathroom</i> Windsor cavity suite - 'Ultra Privacy set' - 'Brushed Nickel' <i>Garage internal access</i>
Wardrobes:	Sliding panels with white channels - painted 'Resene Black White'

CHARCOAL SPECIFICATIONS

FLOORING

Laminate:	Euro Deluxe 8mm x 1261mm x 190.5mm - 'Ipanema Oak' + 3mm underlay <i>Living, Kitchen, Dining</i>
Tile:	Tile Warehouse Black Coffee Charcoal Matt 600x600 with colour match grout + brushed nickel trim <i>Bathroom with skirting</i>
Vinyl:	Knight Tile Wood LVT collection 2mm x 1219mm x 178mm - 'Mid Limed Oak' <i>Living, Kitchen, Dining, Bathroom</i>
Carpet:	Invincible Prestige 100% nylon - 'Ahipara 678' + 11mm Cloud9 underlay - (<i>Bedrooms, Wardrobes</i>)
Garage:	Garage Carpet

KITCHEN

Kitchen Tops:	Marbello 'Cielo' Quartz 20mm
Cabinetry:	Melamine - Melteca 'Bullet' and Prime 'White Velvet'
Handles:	Elite Hardware Catalina - 'Brushed Nickel' D handle
Kitchen Tap:	Mizu Drift Mk2 Gooseneck Pull Out Sink Mixer - 'Brushed Nickel'
Splash back:	Tile Warehouse Classic Travertine Grey Fingers Honed 295 x 305 with colour match grout
Oven:	Samsung NV7B41201AS/SA Series 4 Wall Oven with Smart Things, Catalytic Cleaning
Rangehood:	Robinhood RPC3CL52SS/MB 52cm Powerpack Stainless Steel
Hob:	Samsung CTR164NC01/XSA 60cm Ceramic Cooktop
Dishwasher:	Samsung DW60M6055FS 14 Place Dishwasher in Stainless Steel
Heat pump:	Mitsubishi Heavy Industries Avanti 2.5KW Air Conditioner
Alarm System:	Included

CHARCOAL SPECIFICATIONS

BATHROOM

Vanity:	Soft Solid Surface 1200 Wall Hung - 1 Drawer Melamine 'Southern Oak'
Basin:	Toni Round 360 Vessel Basin 'Matt White' with brushed nickel waste <i>Centre install</i>
Vanity Tap:	Mizu Drift Mk2 Extended Basin Mixer - 'Brushed Nickel'
Shower:	Tiled tray & walls with fixed glass panel & door, incl tiled niche
Shower tray & wall tiles:	Tile Warehouse 'Dyna Bianco' Matt 600x600 with colour match grout
Feature Wall:	Resene Wallpaper '45662' (refer to floorplan)
Wall Tiles:	Tile Warehouse 'Dyna Bianco' Matt 600x600 with colour match grout
Floor Tiles:	Tile Warehouse 'Black Coffee Charcoal' Matt 600 x 600 with colour match grout
Shower Mixer:	Mizu Drift Mk2 Shower Mixer - 'Brushed Nickel'
Shower Slide/Rose:	Mizu Drift Single Rail Shower with Top Rail Water Inlet - 'Brushed Nickel'
Mirror:	Glass mirror with LED backlight Surround
Underfloor Heating:	Yes
Towel Rail / Heated:	Evoke Rnd Ladder 5 Bar 530x600 B/Nickel
Extraction Fan:	As per builder spec
Heater:	Yes
Toilet:	Reese Kado Lux Close Coupled Back to Wall suite - Overheight white
Toilet Roll Holder:	Mizu Drift Straight T/Roll Holder BN
Skirtings:	Tile
Feature Wallpaper:	Resene Wallpaper 45662 (refer to floorplan)
Walls:	Painted Resene 'Seafog'
Ceiling & Trim:	Painted Resene 'Black White'

CHARCOAL SPECIFICATIONS

PAINTING & COLOUR

Ceiling & Skirtings:	Painted Resene 'Black White'
Internal Doors:	Painted Resene 'Black White'
All trims, sills etc:	Painted Resene 'Black White'
Interior Walls:	Painted Resene 'Sea Fog'
Feature Wall Living:	Painted Resene 'Element' (refer to floorplan)
Feature Wall Bedroom 1:	Resene Wallpaper A51403 (refer to floorplan)
Feature Wall Bedroom 2:	Resene Wallpaper 37900-3 (refer to floorplan)

LAUNDRY

Splashback:	Tile Warehouse Classic Travertine 'Grey Fingers Honed' 295 x 305 with colour match grout
Joinery:	Prime Melamine 'White Velvet'
Benchtop:	Prime Laminate 'Notaio Walnut wood matt'
Tap Integrated:	Mizu Drift Mk2 Gooseneck Sink Mixer - 'Brushed Nickel'
Washing Machine:	Not Included
Drier:	Not Included

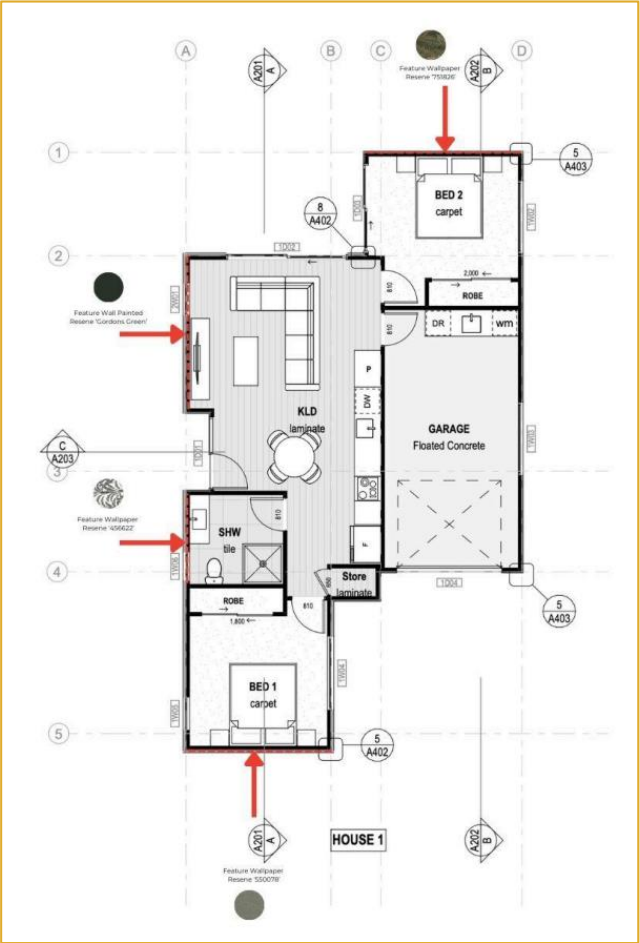


GREEN COLOUR PACKAGE

10 John Street
Colour Option 1 - Green



GREEN SPECIFICATIONS



GREEN SPECIFICATIONS

EXTERIOR

Featurepanel: James Hardie Axon panel - painted Dulux 'Maretai'

Cladding: Resene Integra cladding panel - painted Resene 'House White'

Roof: Colorsteel corrugate - 'Flaxpod'

Gutter/drains: Colorsteel - 'Flaxpod'

Windows: Double glazed aluminium with double tongue - 'Flaxpod'

Glass: Clear to all, obscure in Bathroom, tinted to Unit 1 (1D1)

Frontdoor: Aluminium flat panel with digital lock - 'Flaxpod'

Garagedoor: Steel sectional - 'Sierra' - 'Flaxpod' + 2x remotes [*Dominator*]

INTERIOR

Doors: Independent Doors - 'Orewa' painted Resene 'Black White'

Bedrooms, Bathroom, Storage + cavity slider Garage internal access

Schlage lever handle - 'Broadway' - 'Satin Nickel' *Passage to 2x bedrooms, privacy to Bathroom*

Hardware:

Windsor cavity suite - 'Ultra Privacy set' - 'Brushed Nickel'

Garage internal access

Wardrobes: Sliding panels with white channels - painted 'Resene Black White'

1x mirror panel, 1x MDF painted

GREEN SPECIFICATIONS

FLOORING

Laminate:	Euro Deluxe 8mm x 1261mm x 190.5mm - 'Ipanema Oak' + 3mm underlay <i>Living, Kitchen, Dining</i>
Tile:	Tile Warehouse Black Coffee Charcoal Matt 600x600 with colour match grout + brushed nickel trim <i>Bathroom with skirting</i>
Vinyl:	'Mid Limed Oak' <i>Living, Kitchen, Dining, Bathroom</i>
Carpet:	Invincible Prestige 100% nylon - 'Ahipara 678' + 11mm Cloud9 underlay <i>Bedrooms, wardrobes</i>
Garage:	Garage Carpet

KITCHEN

Kitchen Tops:	Marbello 'Cielo' Quartz 20mm
Cabinetry:	Melamine - Melteca 'Green Slate' and Prime 'White Velvet'
Handles:	Elite Hardware Catalina - 'Brushed Nickel' D handle
Kitchen Tap:	Mizu Drift Mk2 Gooseneck Pull Out Sink Mixer - 'Brushed Nickel'
Splash back:	'Zellige Gesso' Gloss 100 x 100 with colour match grout <i>[Tile Warehouse]</i>
Oven:	Samsung NV7B41201AS/SA Series 4 Wall Oven with Smart Things, Catalytic Cleaning
Rangehood:	Robinhood RPC3CL52SS/MB 52cm Powerpack Stainless Steel
Hob:	Samsung CTR164NC01/XSA 60cm Ceramic Cooktop
Dishwasher:	Samsung DW60M6055FS 14 Place Dishwasher in Stainless Steel
Heat pump:	Mitsubishi Heavy Industries Avanti 2.5KW Air Conditioner
Alarm System:	Included

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BATHROOM

Vanity:	Soft Solid Surface 1200 Wall Hung - 1 Drawer Melamine 'Southern Oak'
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Vanity Tap:	Mizu Drift Mk2 Extended Basin Mixer - 'Brushed Nickel'
Shower:	Tiled tray & walls with fixed glass panel & door, incl tiled niche 500x300x100 + brushed nickel channels & fittings + brushed nickel drain
Shower tray & wall tiles:	Tile Warehouse 'Dyna Bianco' Matt 600x600 with colour match grout
Wall Tiles:	Tile Warehouse 'Dyna Bianco' Matt 600x600 with colour match grout
Floor Tiles:	Tile Warehouse 'Black Coffee Charcoal' Matt 600 x 600 with colour match grout
Shower Mixer:	Mizu Drift Mk2 Shower Mixer - 'Brushed Nickel'
Shower Slide/Rose:	Mizu Drift Single Rail Shower with Top Rail Water Inlet - 'Brushed Nickel'
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Underfloor Heating:	Yes
Towel Rail / Heated:	Evoke Rnd Ladder 5 Bar 530x600 B/Nickel
Extraction Fan:	As per builder spec
Heater:	Yes
Toilet:	Kado Lux Close Coupled Back to Wall suite - Overheight White
Toilet Roll Holder:	Mizu Drift Straight T/Roll Holder - 'Brushed Nickel'
Skirtings:	Tile
Feature Wallpaper:	Resene Wallpaper M619-19 (refer to floorplan)
Walls:	Painted Resene 'Seafog'
Ceiling & Trim:	Painted Resene 'Black White'

GREEN SPECIFICATIONS

PAINTING & COLOUR

Trims, sills etc:	Painted Resene 'Black White'
Internal Doors:	Painted Resene 'Black White'
Interior Walls:	Painted Resene 'Sea Fog'
Feature Wall Living:	Painted Resene 'Gordons Green' (refer to floorplan)
Feature Wall Bedroom 1:	Resene Wallpaper 751826 (refer to floorplan)
Feature Wall Bedroom 2:	Resene Wallpaper 550078 (refer to floorplan)
Trims, sills etc:	Painted Resene 'Black White'

LAUNDRY

Splashback:	Tile Warehouse Classic Travertine 'Grey Fingers Honed' 295 x 305 with colour match grout
Joinery:	Prime Melamine 'White Velvet'
Benchtop:	Prime Laminate 'Notaio Walnut Wood - Matt'
Tap Integrated:	Mizu Drift Mk2 Gooseneck Sink Mixer - 'Brushed Nickel'
Washing Machine:	Not Included
Drier:	Not Included

SAMSUNG APPLIANCE PACKAGE



mitsubishi heatpumps



KEY FEATURES

Modern and stylish design

3D Auto airflow for effective and even air distribution

Allergen clear system to capture and eliminate allergens

Energy efficient R32 refrigerant

Optional Wi-Fi control

CAPACITY

Cooling	2.5kW
Heating	3.2kW

ENERGY LABELS

Cooling	5 stars
Heating	5 stars

DIMENSIONS

ROLLESTON – THE TOWN OF THE FUTURE

Rolleston has experienced remarkable urban growth, expanding by 17-fold from its original size between 1996 and 2024. This expansion has been fuelled by factors such as the migration from Christchurch following the 2010-11 earthquakes and the rise of remote work during the COVID-19 pandemic.

Projections indicate that by 2048, Rolleston's population could reach 39,400, elevating it from a small to a medium urban area and surpassing Gisborne in population. Nevertheless, despite this growth, Rolleston would still fall short of city status, which typically requires a population of 50,000 within a contiguous urban area. The town's potential for achieving city status primarily lies in its potential expansion to the east.

Chart 3: Medium urban area population 2022 to 2048

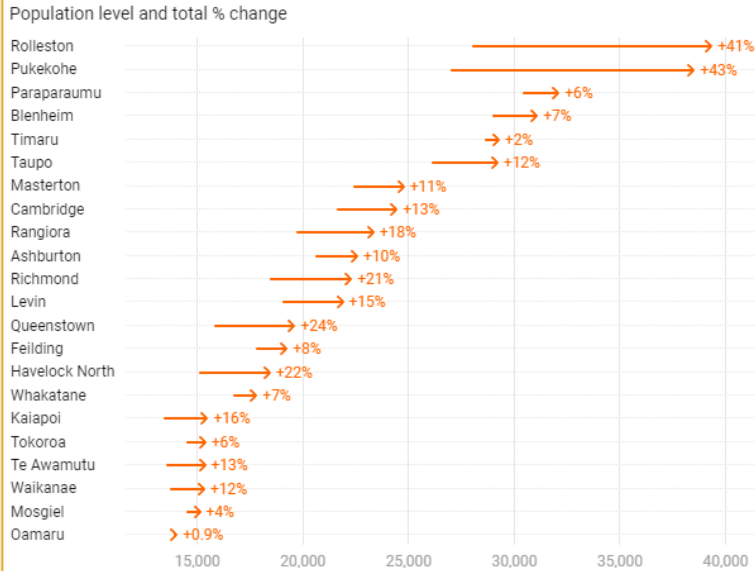


Chart: Nick Brunson/Infometrics • Source: Stats NZ • [Get the data](#) • Created with [Datawrapper](#)



Te Ara Ātea, the new library and resource center, opened in December 2021, and it's truly a remarkable community space! The name, gifted by Te Taumutu Rūnanga, translates to "an unobstructed path to the world and beyond." This center goes beyond being a traditional library—it offers a modern collection of books and print media, computers, a children's area, a cafeteria, a video wall, meeting rooms, large spaces for exhibitions and performances, and even an outdoor sensory garden.

The Selwyn District Council built the new Selwyn Health Hub on Norman Kirk Drive in 2021, with the Canterbury District Health Board as the main tenant. Pacific Radiology has already moved in, and the maternity unit, which has been based at Lincoln Maternity Hospital since 1927, will also be relocating here.



Foster Park, located between Goulds and Dynes Roads, has transformed significantly since work began in 2014. It is now the largest sport and recreation park in Selwyn, offering facilities for cricket, football, hockey, rugby, softball, baseball, an extensive playground, and a new sports center.

RENTAL APPRAISAL



Rental Appraisal

10 John Street Development, Rolleston

29th August 2024

To whom it may concern

Thank you for choosing Real Property Management to conduct a rental appraisal on your property.

Property Details

	10 John Street Development, Rolleston		2		1		1
There are five properties at 10 John Street, Rolleston. Each property includes two bedrooms, open plan kitchen and living, bathroom and single garage.							

I have appraised the above properties and it is my opinion that the following rent will be achievable based on the current rental market for each property:

Appraisal

	\$500 - \$550 per week
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Recent statistics from the Ministry of Business, Innovation and Employment show the median rent in the area for a 2 bedroom house as \$530 per week, the lower and upper quartiles being \$525 and \$555 respectively.

Comparable properties currently on the rental market were taken into consideration when completing this appraisal, together with extensive experience in the rental industry.

This appraisal is valid for 60 days from date of issue.

If you require further information, please don't hesitate to contact me.

Kind regards

TAYLOR STAINES
Property Manager
Real Property Management
021 616 275



INVESTMENT CASH FLOW ANALYSIS

	Unit 1 (Front)	Unit 2	Unit 3	Unit 4	Unit 5 (Rear)
Purchase Price (From*)	\$615,000.00	\$595,000.00	\$599,000.00	\$599,000.00	\$609,000.00
Deposit (20%)	\$123,000.00	\$119,000.00	\$119,800.00	\$119,800.00	\$121,800.00
Loan Amount	\$492,000.00	\$476,000.00	\$479,200.00	\$479,200.00	\$487,200.00
Rent Income	\$550.00	\$540.00	\$540.00	\$540.00	\$530.00
Vacancy (wks)	2	2	2	2	2
Total Income	\$27,500.00	\$27,000.00	\$27,000.00	\$27,000.00	\$26,500.00

Expenses

<i>Interest Rate</i>	5.89%	5.89%	5.89%	5.89%	5.89%
Loan Interest - Week	\$554.13	\$536.12	\$539.71	\$539.71	\$548.71
Total Loan Payments - Week	\$672.71	\$650.83	\$655.21	\$655.21	\$666.15
Loan Interest - Year	\$28,815.00	\$27,878.00	\$28,065.00	\$28,065.00	\$28,533.00
Total Loan Payments - Year	\$34,981.01	\$33,843.42	\$34,070.93	\$34,070.93	\$34,639.73
Loan Principal Paid - Year	\$6,166.01	\$5,965.42	\$6,005.93	\$6,005.93	\$6,106.73
Management Fee (8%)	\$2,200.00	\$2,160.00	\$2,160.00	\$2,160.00	\$2,120.00
Rates & Insurance	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
Accountant	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Depreciation (Chattels)	-\$3,553.00	-\$3,553.00	-\$3,553.00	-\$3,553.00	-\$3,553.00
Total Expenses	\$36,978.01	\$35,800.42	\$36,027.93	\$36,027.93	\$36,556.73
Annual Cashflow	-\$9,478.01	-\$8,800.42	-\$9,027.93	-\$9,027.93	-\$10,056.73
Net Yield	4.15%	4.21%	4.18%	4.18%	4.04%
Gross Yield	4.65%	4.72%	4.69%	4.69%	4.53%
Projected Value in 10 years (5.49% PA)	\$ 1,049,513.52	\$ 1,015,383.00	\$ 1,022,209.11	\$ 1,022,209.11	\$ 1,039,274.37

Rolleston market insights for the last 12 months

Median sale price ⓘ
\$770,000
↑ 1.3%

Median days to sale: 17

Median asking price ⓘ
\$799,000
0%

Median days on our site: 45

Median rental price ⓘ
\$635/week
↑ 6.8%

Median days to rent: 18



ABOUT US

Sullivan Mitchell Residential (SMR) stands at the forefront of residential property development in Christchurch, pioneering a new era of unparalleled excellence.

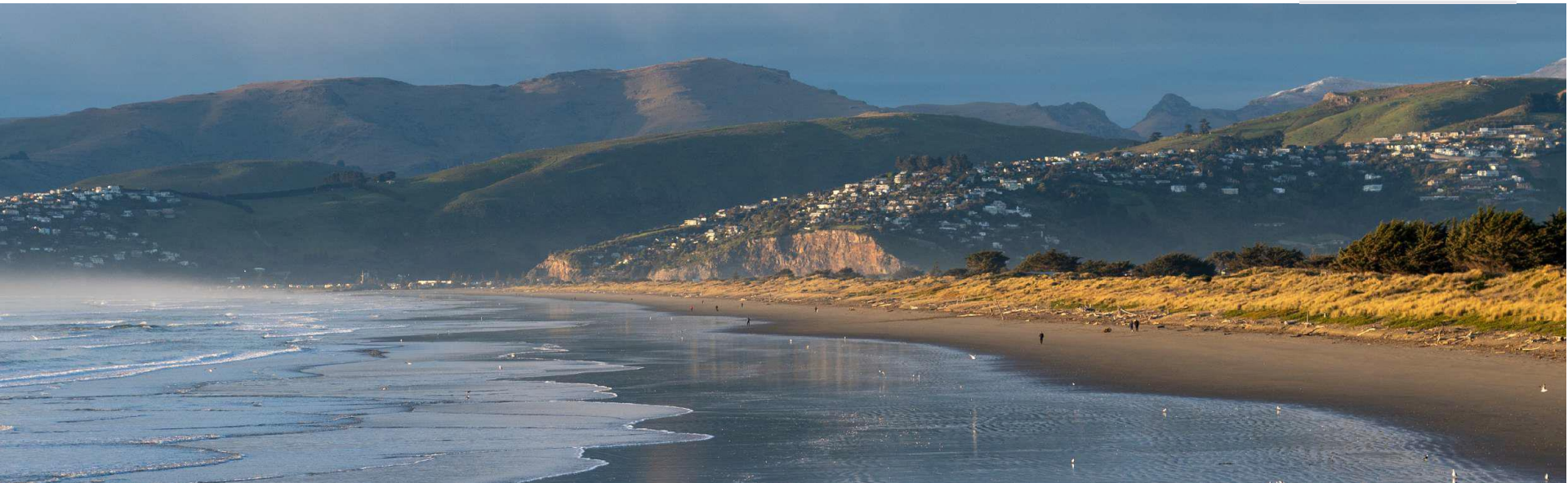
With an unwavering commitment to exceptional architectural design, our visionary team creates captivating living spaces that redefine the concept of modern living. At SMR, we understand the challenges posed by the housing crisis in New Zealand. That's why we have dedicated ourselves

to crafting thoughtfully planned developments that offer much more than just shelter. Our meticulously curated projects are tailored to meet the diverse needs and aspirations of homeowners, while addressing the urgent need for affordable housing solutions. Experience the epitome of convenience and tranquillity as our developments strike the perfect balance between functionality and aesthetics. Every detail is meticulously considered to ensure low maintenance and high-quality living spaces that withstand the test of time.

Moreover, SMR is not just building homes; we are shaping communities. Our developments foster a sense of belonging and connection, with carefully curated amenities and green spaces that promote a harmonious and sustainable lifestyle. Discover a vibrant neighbourhood where residents can thrive and forge lasting bonds.

Join us on this transformative journey as we revolutionise the residential landscape in Christchurch. Embrace the future of New Zealand living with SMR, where innovation, affordability, and architectural brilliance converge to create places to call home.

Our Partners and Consultants



MEET OUT TEAM

At the forefront of residential development, Michael Sullivan and Steve Mitchell, two enterprising and driven entrepreneurs, helm Sullivan Mitchell Residential.

With a fusion of youthful energy and a relentless pursuit of excellence, they have established themselves as trailblazers in the industry. Their innovative vision and unwavering determination drive the company's success, shaping extraordinary living spaces that set standards of modern living.

As the dynamic duo fearlessly push boundaries and embrace new possibilities, SMR stands as a testament to their unwavering commitment to delivering exceptional homes that exceed expectations.

SMR over the past 24 months since inception has completed several developments, on budget and on-time since. Mitchell Architecture – headed up by Steve Mitchell has completed 300+ architectural designs in the canterbury region, specializing in Residential multi-developments.



Steve Mitchell

Steve is an accomplished architectural professional with a passion for design and construction. As a founder of Sullivan Mitchell Residential, he has left an indelible mark on the industry through his innovative designs and strategic leadership. With a proven track record spanning two decades, Steve's expertise lies in translating visionary concepts into tangible, functional spaces that seamlessly blend aesthetics and functionality.



Michael Sullivan

Mike is an entrepreneur, investor and founder of Sullivan Mitchell Residential, and has worked in the IT industry for more than 20 years. With an innate ability to blend innovation with business acumen, Mike leads with a keen focus on leadership, governance, and holistic business strategies.



THE PURCHASE PROCESS

Overview

- 1 Engage**

 - Reach Out
 - Request and download property pack
 - 2 Meet**

 - Questions and answers
 - Register your interest
 - 3 Advice**

 - Seek independent advice and any reports
 - Sign sales contract and purchase agreement (conditional)
 - Carry out due diligence
- Confirmation**
- 4 Deposit**

 - 5% Deposit is required – This is held in lawyers trust account.
 - 5 Balance**

 - Pay the balance of the purchase price once the build is complete
 - * Titles Estimated to be released - December 2024

Additional Information Available at Request

Upon Request	Independent
Plans Rental Appraisal Specifications Landscape Plan Draft Scheme Plan	LIM Council Property Files Building Inspection Report Valuation Lawyer Review





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RESIDENTIAL

SALES@SMR.NZ