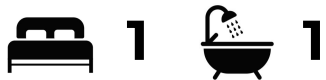




20 Bath Street

Christchurch Central City

30 Studios

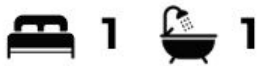


WILLIAMS 
CORPORATION
The Residential Property Developer

Welcome to 20 Bath Street

Welcome to 20 Bath Street, the perfect location to live, work and play. Located in the heart of Christchurch city, this new development consists of 30 Studios across two buildings.

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



Building 1 - 14 Studios:

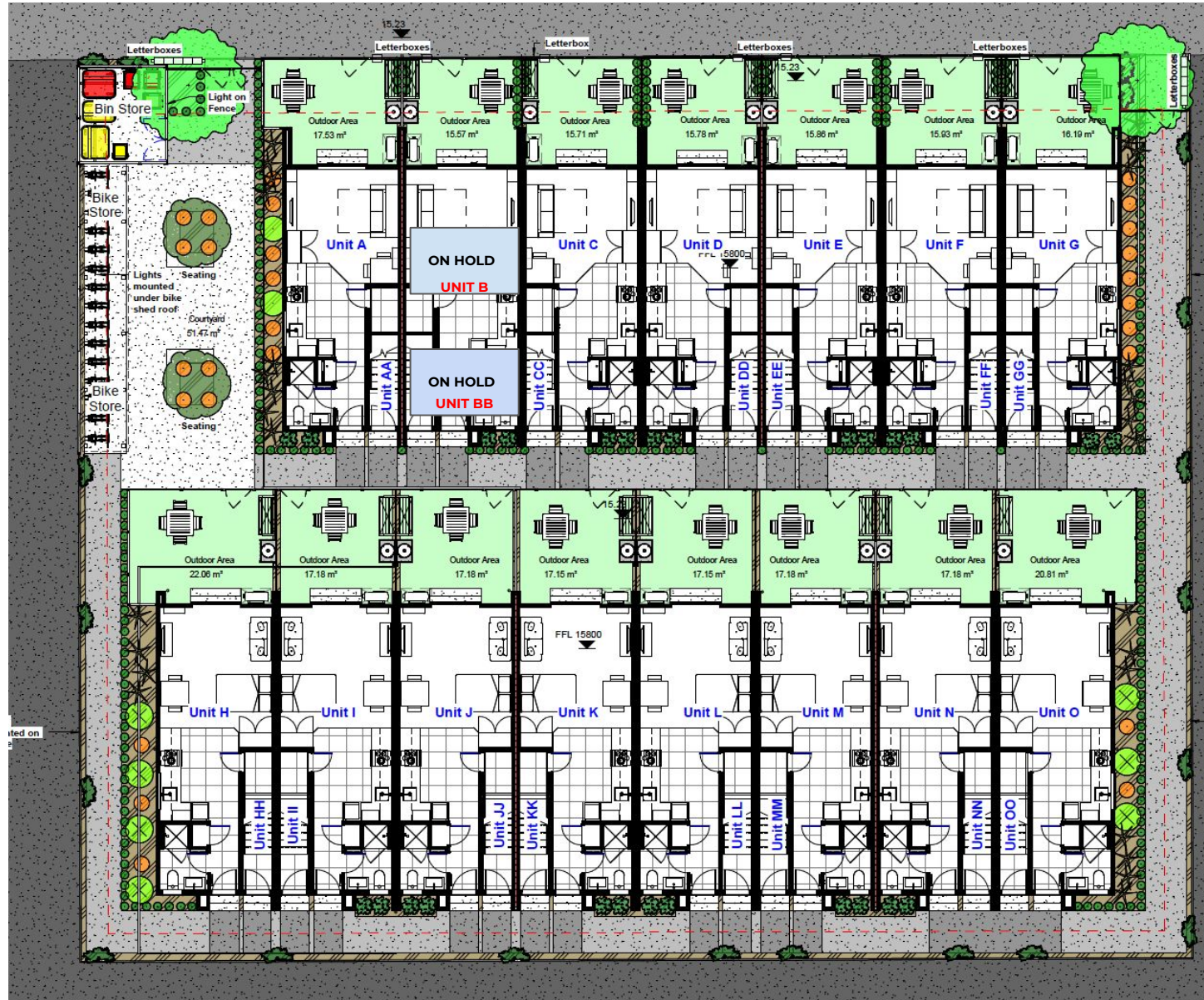
Unit A, Unit AA, Unit B, Unit BB, Unit C, Unit CC, Unit D, Unit DD, Unit E, Unit EE, Unit F, Unit FF, Unit G, Unit GG

Building 2 - 16 Studios:

Unit H, Unit HH, Unit I, Unit II, Unit J, Unit JJ, Unit K, Unit KK, Unit L, Unit LL, Unit M, Unit MM, Unit N, Unit NN, Unit O, Unit OO



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.

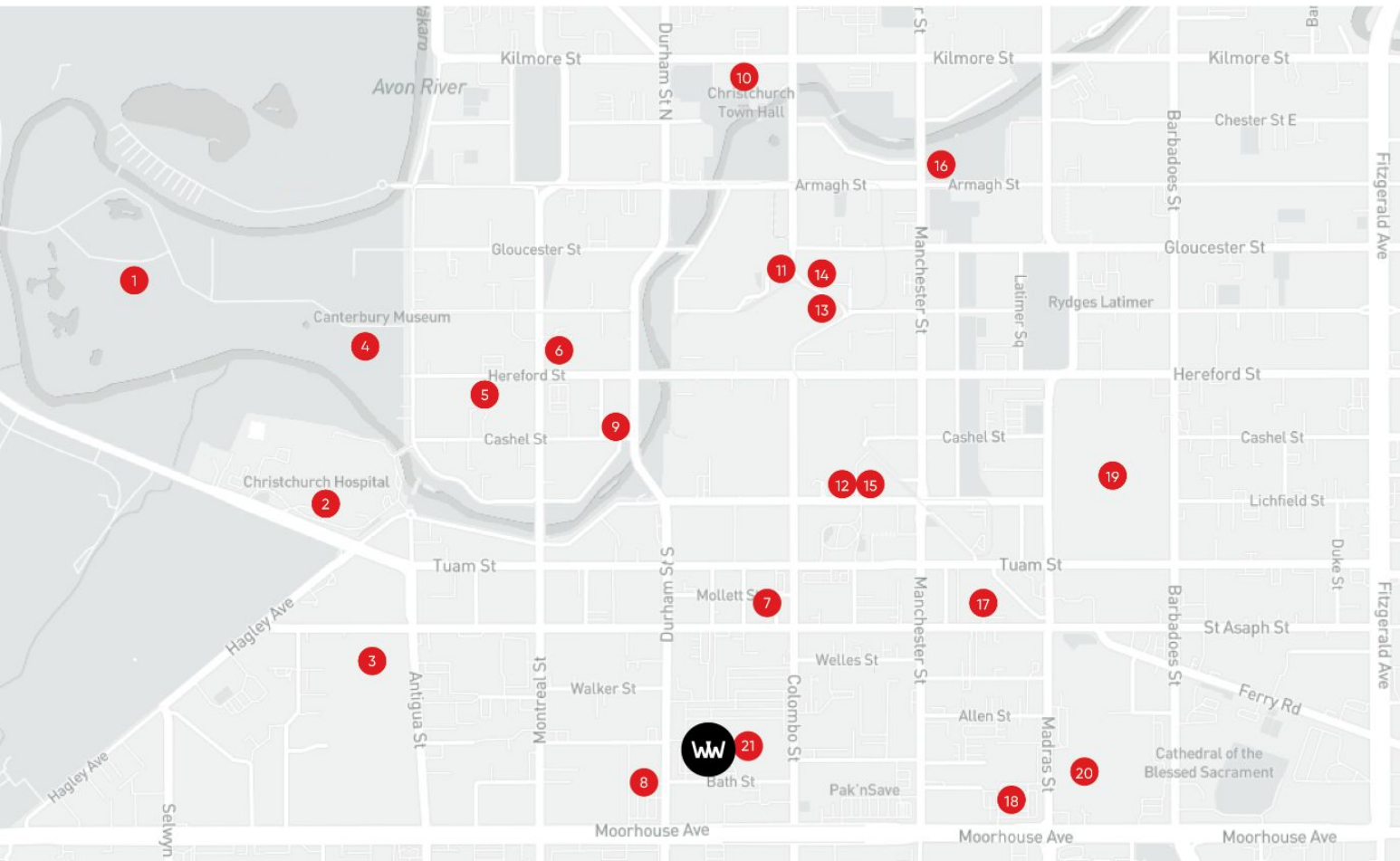
Location

Discover the epitome of urban living at 20 - 26 Bath Street, nestled on a quiet street in the heart of the central city. This prime location offers unparalleled access to the best of this world-class city, with a myriad of amenities just minutes away by an easy stroll. The wider Christchurch experience awaits at your fingertips, with Moorhouse Avenue, one of the city's main thoroughfares, a block over.

From trendy cafes and vibrant cultural hotspots to convenient shopping destinations, this is a locale that meets every desire. Experience a lifestyle that is always in demand – explore the endless possibilities on Bath Street and its thriving surroundings.

WHAT'S NEARBY?

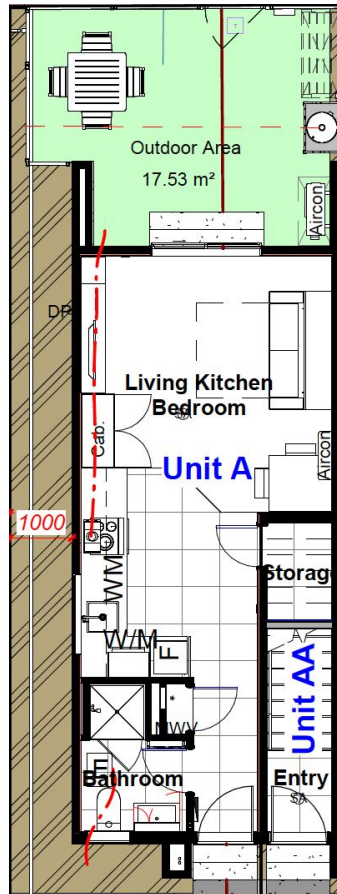
- 1 HAGLEY PARK 1.3KM
- 2 CHRISTCHURCH HOSPITAL 1.1KM
- 3 PARAKIAORE RECREATION AND SPORTS 750M
- 4 MUSEUM AND BOTANIC GARDENS 1.9M
- 5 CHRISTCHURCH ARTS CENTRE 1.2KM
- 6 CHRISTCHURCH ART GALLERY 1.3KM
- 7 AO TAWHITI UNLIMITED DISCOVERY 500M
- 8 NEW WORLD SUPERMARKET 110M
- 9 RIVERSIDE MARKET AND THE TERRACE 1.4KM
- 10 CHRISTCHURCH TOWN HALL 1.6KM
- 11 TE PAE CHRISTCHURCH CONVENTION CENTRE 1.2KM
- 12 THE CROSSING SHOPPING COMPLEX 800M
- 13 CHRISTCHURCH CATHEDRAL 1.2M
- 14 TŪRANGA CENTRAL LIBRARY 1.2KM
- 15 FRESHCHOICE CITY MARKET 800M
- 16 MARGARET MAHY FAMILY PLAYGROUND 2.4KM
- 17 LITTLE HIGH EATERY 900M
- 18 COUNTDOWN SUPERMARKET 1.6KM
- 19 TE KAHA STADIUM 1.5KM
- 20 ARA INSTITUTE OF CANTERBURY 1.1KM
- 21 SOUTH CITY SHOPPING CENTRE 50M



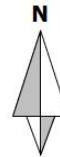
Building 1 Studios

Bedrooms	1	Internal	38.3m ² (gross)
Bathrooms	1		

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



GROUND FLOOR



Ground Floor
Murphy bed folded down

Artist Impression Only



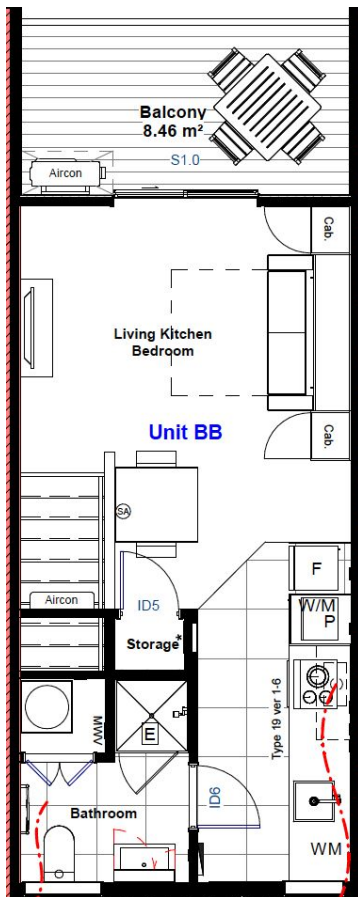
Ground Floor

Artist Impression Only

Building 1 Studios

Bedrooms	1	Internal	43.3-43.5m ² (gross)
Bathrooms	1		

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



FIRST FLOOR



First Floor
Murphy bed folded down

Artist Impression Only



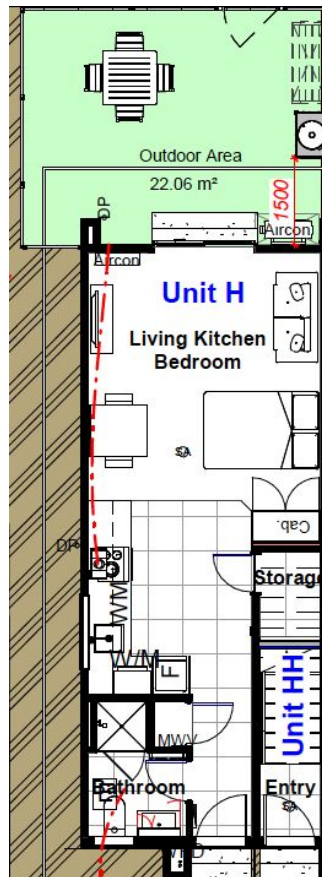
First Floor

Artist Impression Only

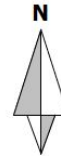
Building 2 Studios

Bedrooms	1	Internal	41.8-42m ² (gross)
Bathrooms	1		

Unit H, Unit I, Unit J, Unit K, Unit L, Unit M, Unit N

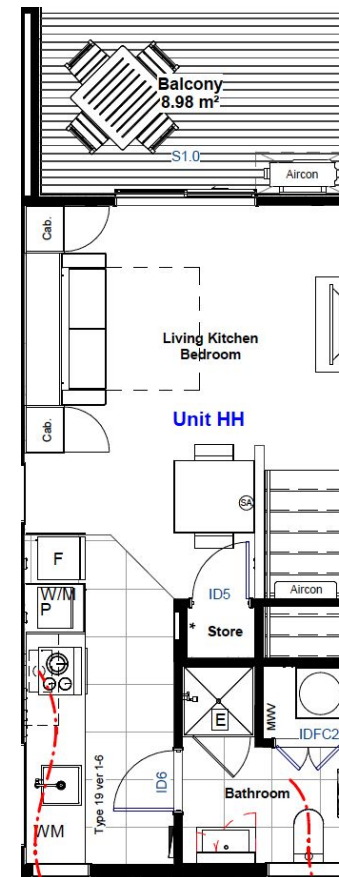


GROUND FLOOR



Bedrooms	1	Internal	43.7-43.3m ² (gross)
Bathrooms	1		

Unit HH, Unit II, Unit JJ, Unit KK, Unit LL, Unit MM, Unit NN



FIRST FLOOR

Rental Appraisals

Short term

Short Term Rental Appraisal



<p>Property Location: 20 Bath Street, Central Christchurch</p> <p>Rental Highlights: studio unit 1 bathroom Full kitchen facilities Outdoor courtyard</p> <p>Walking distance to Margaret Mahy playground, New Regent Street, Te Pae and much more</p>	<p>Average Nightly Rate: \$145</p> <p>Peak Season/Events and Functions/Holidays: \$170</p> <p>Estimated Occupancy per month: 85-90%</p> <p>Gross Weekly Estimate: \$862.75</p> <p>Gross Yearly Estimate: (based on 85% occupancy) \$44,863</p>
--	---

Rental numbers are based on Christchurch Central, high demand areas of similar property sizes. Numbers are indicative only.

Carebnb Management –

<ul style="list-style-type: none"> ✓ Management fee 15% +GST ✓ Monthly consumables charge \$100 max (charged based on percentage of occupancy) 	<ul style="list-style-type: none"> ✓ Power and internet are paid in full by the owner. ✓ FREE linen hire
--	--

Booking platforms –







☎ 021 451 607

✉ office@carebnb.nz

🌐 carebnb.co.nz





Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:
20-26 Bath Street, Christchurch – (Studio Apartment, 1 Bed, 1 Bath)

\$125
Average Nightly Rate

\$199-210
Peak Season and Public Holidays, nightly rate

\$140
Weekend Rate

84-88%
Estimated Occupancy

Conservative Estimates

<p>\$796.4 Gross Weekly Estimate (at 88% occupancy, per studio)</p>	<p>\$41,412.8 Gross Yearly Estimate (at 88% occupancy, per studio)</p>
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Compensation
Management Fee **13% + GST (Williams Corporation clients only)**

- Power & Internet are **paid in full** by the Owner.
- If a call-out is required to ensure guest satisfaction, the Owner will be charged directly (charged out at **\$75.00** per hour, 1 hour minimum charge)
- Linen hire fee - **\$10- \$20.00** per stay

At the commencement of the agreement term there is a **\$90.00** a month compensation for; Ring Security, Amazon Music, Coffee, Consumables, Cleaning Products and **\$22.00** a month for Netflix.

Direct Booking Platforms

We have 3 direct booking platforms where your property will be listed: Ohana website, Airbnb and VRBO.





Rental Appraisals

Long term

Long Term Rental Appraisal



Property Location:

20-26 Bath Street
Central Christchurch

Walking distance to Margaret Mahy play ground, New Regent street, Te Pae and many more

Rental Highlights:

Rental highlights -
Semi furnished

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

021 029 02723
office@careproperty.nz
careproperty.nz

Care Property Rentals Management –
 ✓ Low management fee 8% +gst
 ✓ Rental appraisal is an estimate only, based on comparable properties in Christchurch



RENTAL APPRAISAL

20 – 26 Bath Street, Christchurch Central Studio Apartments

16 January 2024

20 - 26 Bath Street, Christchurch Central is a premium location, ideal for renters, across the road from South City Shopping Centre, New World, and a short distance to the amenities of the city centre. Below is our assessment of this property.



Features include: open plan kitchen / living / bedroom; whiteware included; ample storage areas; private courtyard or balcony.

Current rental market in Christchurch Central – unfurnished dwellings of a comparable standard listed on Trade Me:

28/169 Fitzgerald Ave – carpark	\$380
270 St Asaph St	\$370
3b/341 Madras St	\$320
202b/341 Madras St	\$320
G04b/118 Salisbury St	\$320

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

\$350 - \$380 per week

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

Apartment Type	Upper Quartile
Studio	No data

With over 60% of our properties being in new developments, MaxProperty 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



Colours and Cladding

INTERNAL COLOURS



TILES

Carrara Matt



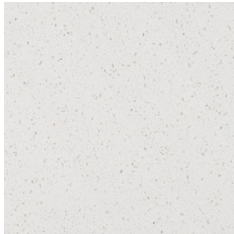
CARPET

Iowa Dark Tapa



KITCHEN

Cabinetry
Hamptons Elm



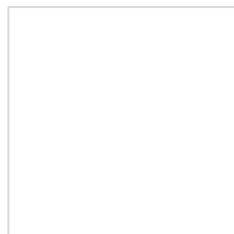
KITCHEN BENCH

AGB Stone
Primestone Cardrona



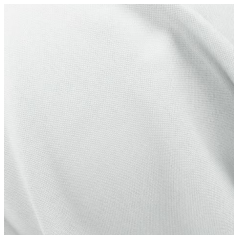
SPLASHBACK

Clear Glass



CEILING, TRIM, DOORS, WALLS

Resene Half Black
White



BLINDS

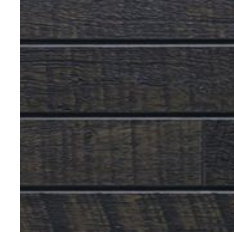
Chalk Block Out

CLADDING & COLOURS



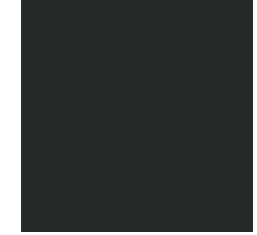
CEMINTEL TERRITORY PANEL

Savanna Cloud



CEMINTEL TERRITORY PANEL

Woodlands Ebony



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

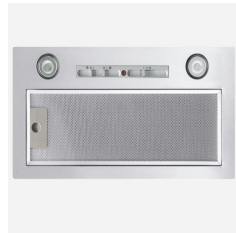


MICROWAVE



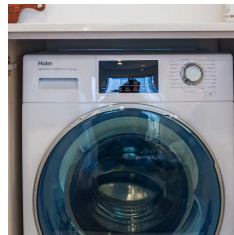
OVEN

Fisher and Paykel
60cm built-in oven

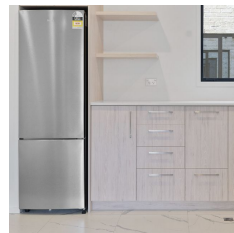


RANGEHOOD

Fisher and Paykel
built in Power Pack



WASHER DRYER COMBINATION



REFRIGERATOR/ FREEZER

Haier Refrigerator/Freezer



HEAT PUMP

BATHROOM



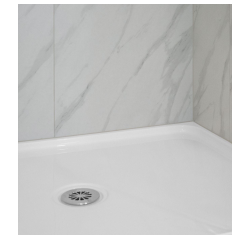
MIRROR

Mirror cabinet over
vanity



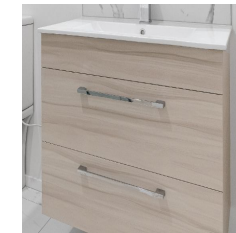
TOWEL RAIL

Chrome heated towel rail



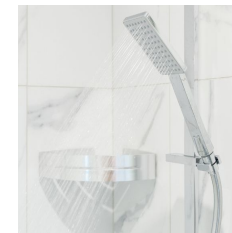
SHOWER

Acrylic Shower tray,
tiled walls



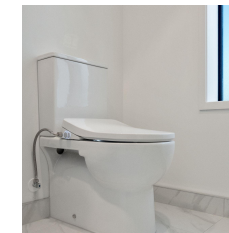
VANITY

Plumblines 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 

The Residential Property Developer