



75 Ferry Road

Christchurch Central City

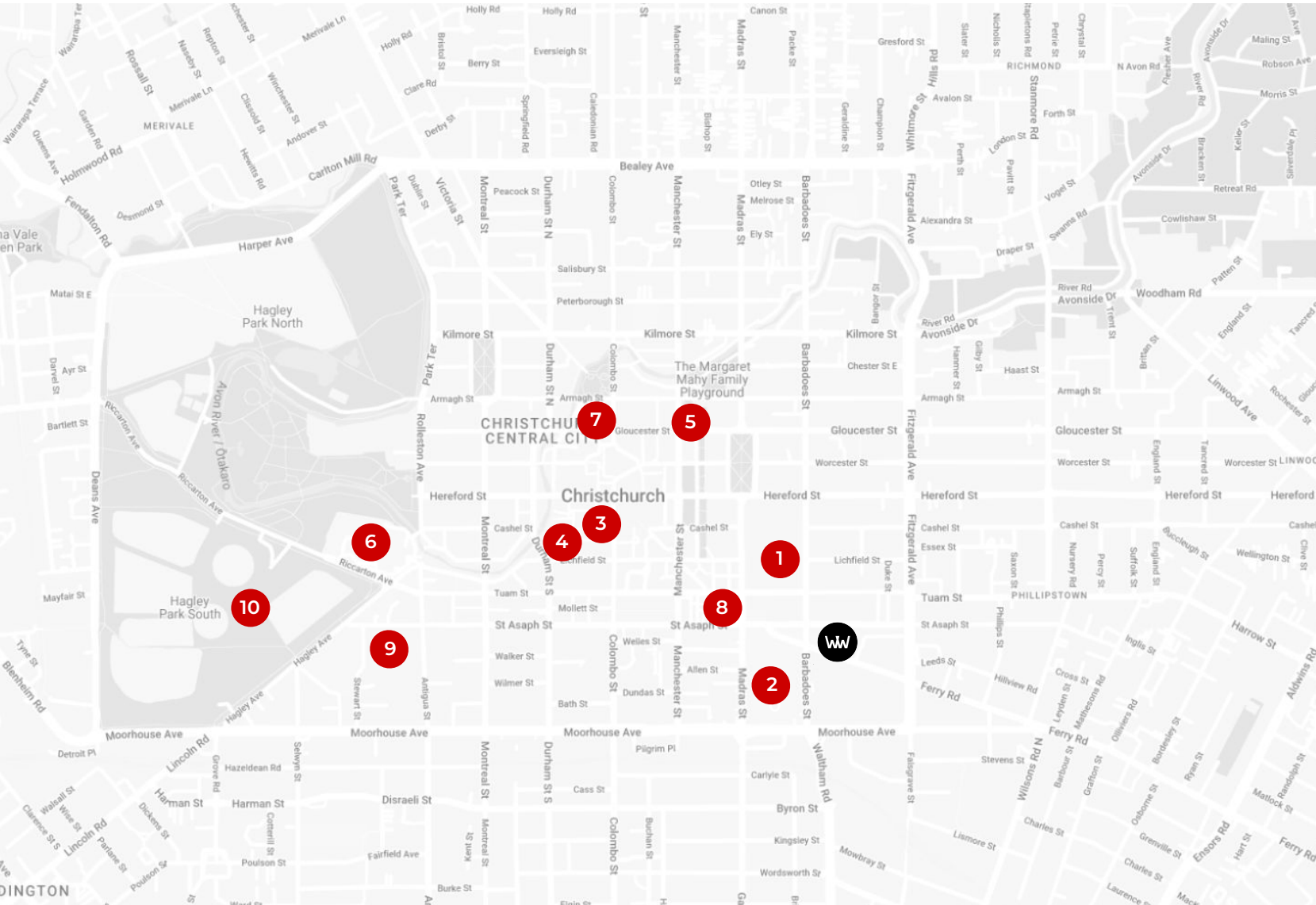
13x One Bedroom Townhouses
13x Studio Townhouses



WILLIAMS CORPORATION 
The Residential Property Developer

Location

Discover the epitome of urban living at 75 Ferry Road, 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 Ara Institute of Canterbury and the iconic Te Kaha Stadium just minute's walk away, making 75 Ferry Road the ideal location to Live, work and play.



WHAT'S NEARBY

1. TE KAHA STADIUM **700M**
2. ARA INSTITUTE OF CANTERBURY **240M**
3. THE CROSSING SHOPPING CENTRE **1.0KM**
4. RIVERSIDE MARKET AND TERRACE **1.3KM**
5. MARGARET MAHY PLAYGROUND **1.4km**
6. CHRISTCHURCH HOSPITAL **2KM**
7. TE PAE, CONVENTION CENTRE **1.7KM**
8. LITTLE HIGH EATERY **600M**
9. PARAKIORE RECREATION CENTRE **1.7KM**
10. HAGLEY PARK **2KM**

TE KAHA STADIUM

Located 700m from 75 Ferry Road.

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 700m from 75 Ferry Road and is due to be completed in 2026.



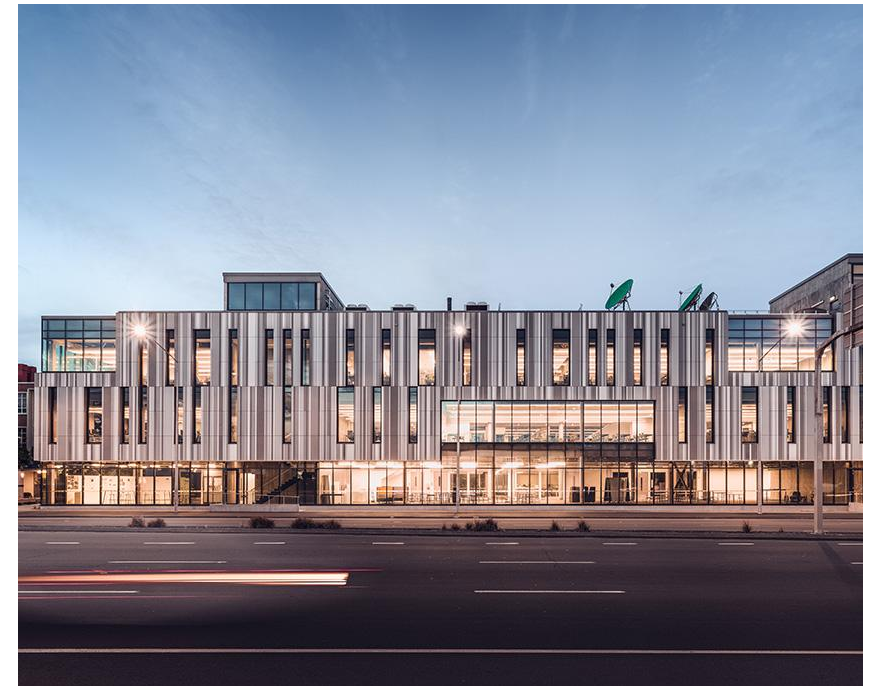
ARA INSTITUTE OF CANTERBURY

Located 200m from 75 Ferry Road.

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 200m from 75 Ferry Road.



Welcome to 75 Ferry Road

Welcome to 75 Ferry Road, the perfect location to live, work and play. Located in the heart of Christchurch city, this new development consists of 13x Studios and 13x 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 - 8x Studio Townhouses
Unit A, Unit B, Unit C, Unit D, Unit E, Unit F,
Unit G, Unit H

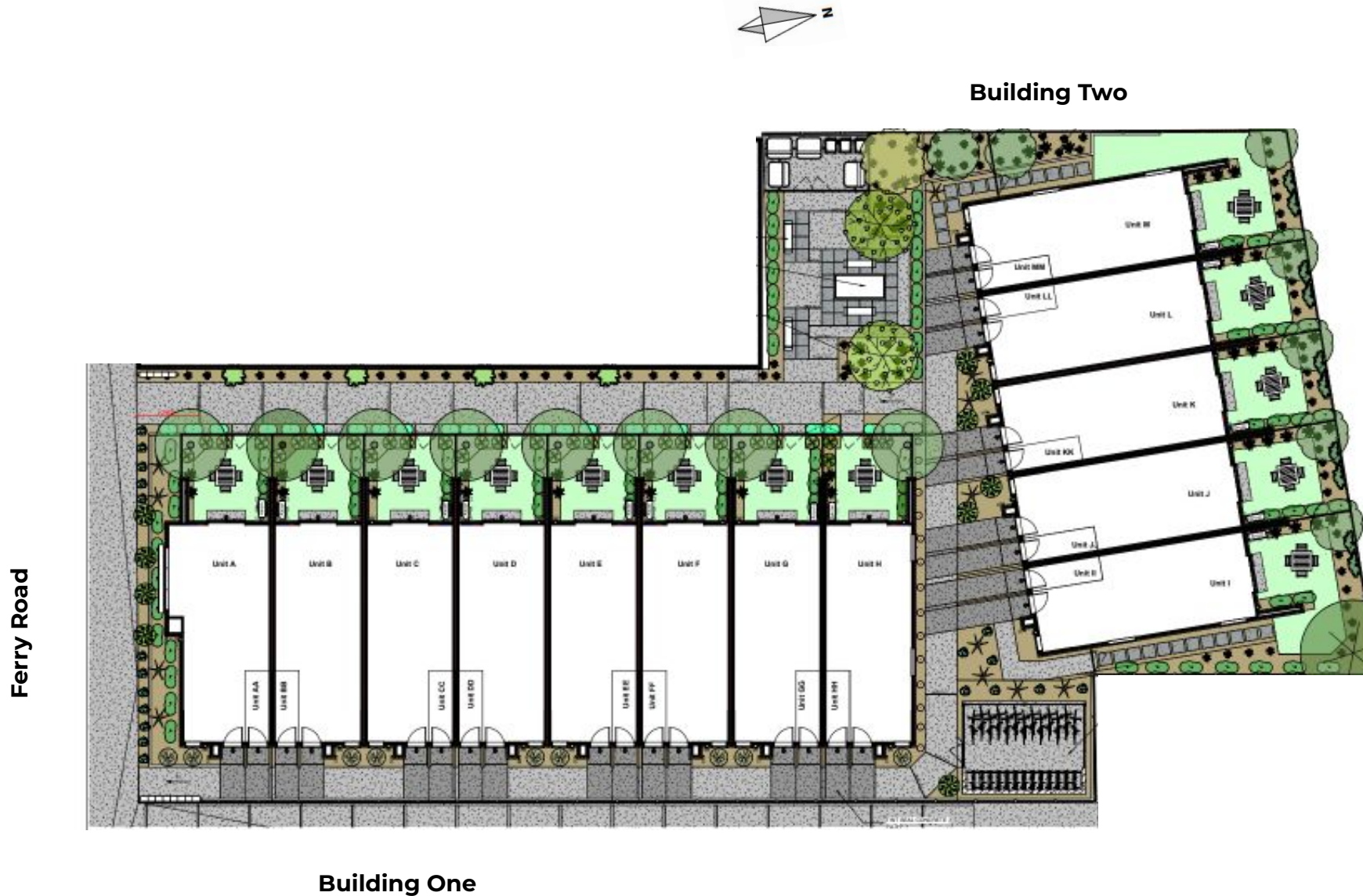
Building 1 - First Floor - 8x One Bedroom Townhouses
Unit AA, Unit BB, Unit CC, Unit DD, Unit EE, Unit FF,
Unit GG, Unit HH

Building 2 - Ground Floor - 5x Studio Townhouses
Unit I, Unit J, Unit K, Unit L, Unit M

Building 2 - First Floor - 5x One Bedroom Townhouses
Unit II, Unit JJ, Unit KK, Unit LL, Unit MM



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.



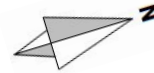
Artist Impression Only

Building 1 - Studio A

Bedrooms	1	Internal	46.6m ² (gross)
Bathrooms	1		



GROUND FLOOR



Building 1 - Townhouse AA

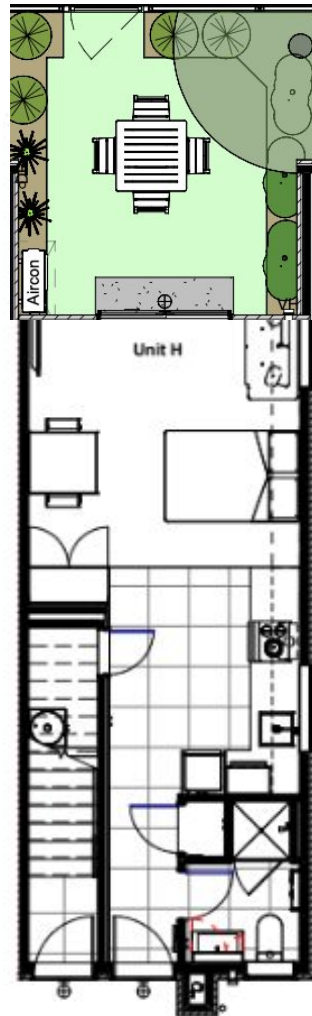
Bedrooms	1	Internal	55.7m ² (gross)
Bathrooms	1		



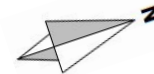
FIRST FLOOR

Building 1 - Studio H

Bedrooms	1	Internal	44m ² (gross)
Bathrooms	1		



GROUND FLOOR



Building 1 - Townhouse HH

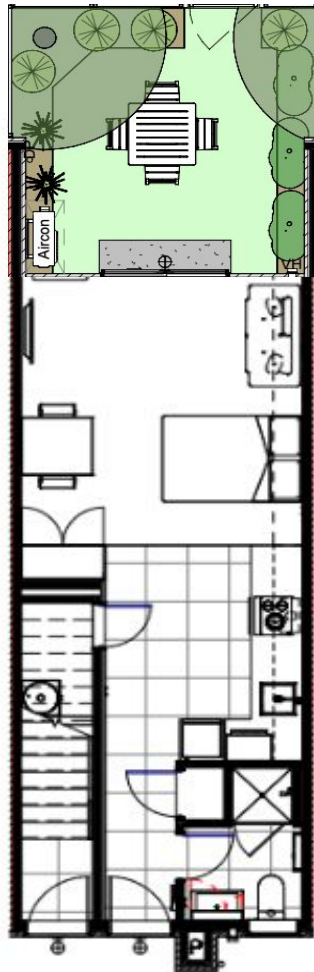
Bedrooms	1	Internal	53.2m ² (gross)
Bathrooms	1		



FIRST FLOOR

Building 1 - Studios B, C, D, E, F, G

Bedrooms	1	Internal	43.1m ² (gross)
Bathrooms	1		



GROUND FLOOR

Building 1 - Townhouse BB, CC, DD, EE, FF, GG

Bedrooms	1	Internal	52.3m ² (gross)
Bathrooms	1		



FIRST FLOOR

Building 2 - Studio M

Bedrooms	1	Internal	44m ² (gross)
Bathrooms	1		



GROUND FLOOR



Building 2 - Townhouse MM

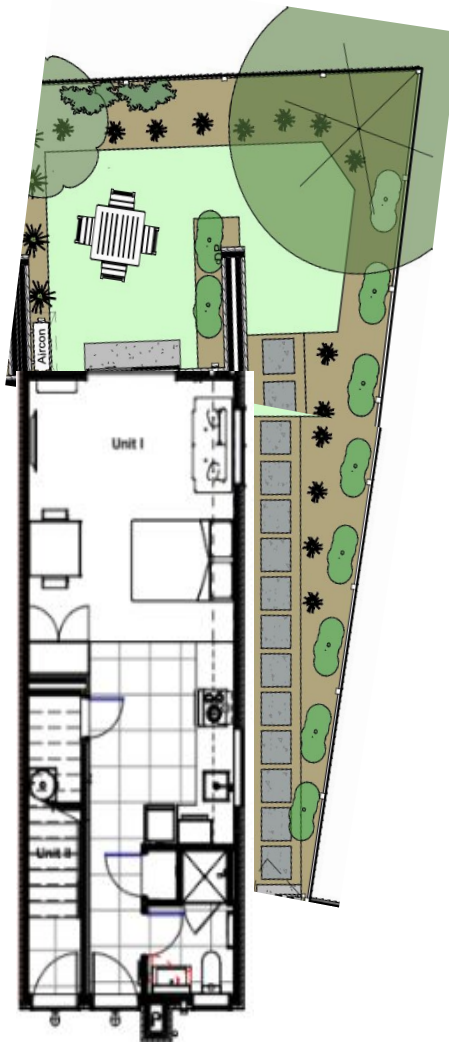
Bedrooms	1	Internal	53.2m ² (gross)
Bathrooms	1		



FIRST FLOOR

Building 2 - Studio I

Bedrooms	1	Internal	46.6m² (gross)
Bathrooms	1		



GROUND FLOOR

Building 2 - Townhouse II

Bedrooms	1	Internal	53.2m² (gross)
Bathrooms	1		



FIRST FLOOR

Rental Appraisals - Short Term, Townhouses

Ohana

Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:

75 Ferry Road, Christchurch Central, Christchurch (1 Bed, 1 Bath)

\$170

Average Nightly Rate

\$230-250

Peak Season and Public Holidays

\$195

Weekend Rate

80-88%

Estimated Occupancy

Estimates

\$992.00

Gross Weekly Estimate (at 80% occupancy)

\$51,584

Gross Yearly Estimate (at 80% occupancy)

Compensation

10%

Management Fee + \$95.00 (per month) compensation for Ring security, Coffee, Consumables and Cleaning Products.

\$10-\$15

Linen Hire Fee Per stay

Property listed on:



Short Term Rental Appraisal

Property Location:
75 Ferry Road, Christchurch
Central, Christchurch

Rental Highlights:
This 1 bedroom property is situated within Christchurch's four avenues, this property is conveniently located just a stone's throw away from the CBD and the new stadium.

Average Nightly Rate:
\$140

Peak Season/Events and Functions/Holidays:
\$160

Estimated Occupancy per month:
80%

Gross Weekly Estimate:
\$784

Gross Yearly Estimate: (based on 80% occupancy)
\$40,320

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 - Short Term, Studios

Ohana

Ohana Property
021 250 9131
andreas@ohanaproperty.com

Ohana Property Offer

Property location:

75 Ferry Road, Christchurch Central, Christchurch (Studio Apartment)

\$165

Average Nightly Rate

\$230-250

Peak Season and Public Holidays

\$195

Weekend Rate

80-88%

Estimated Occupancy

Estimates

\$972.00

Gross Weekly Estimate (at 80% occupancy)

\$50,544

Gross Yearly Estimate (at 80% occupancy)

Compensation

10%

Management Fee + \$95.00 (per month) compensation for Ring security, Coffee, Consumables and Cleaning Products.

\$10-\$15

Linen Hire Fee Per stay

Property listed on:

Ohana

ohanaproperty.com

1

Short Term Rental Appraisal



Property Location:

75 Ferry Road, Christchurch Central, Christchurch

Average Nightly Rate:

\$125

Rental Highlights:

This Studio is situated within Christchurch's four avenues, this property is conveniently located just a stone's throw away from the CBD and the new stadium.

Peak Season/Events and Functions/Holidays:

\$155

Estimated Occupancy per month:

80%

Gross Weekly Estimate:

\$700

Gross Yearly Estimate: (based on 80% occupancy)

\$36,000

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, Townhouses



Date: 29th April 2024
Property: 75 Ferry Road, Waltham, Christchurch
Prepared for: Williams Corporation

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

Key Rental Features:



- One bedroom apartment on the city fringe walking distance to the CBD, stadium and dining/shopping options
- Located on the upper level with private balcony, large bedroom with wardrobe, luxurious bathroom
- Quality fixtures and fittings, built for comfort with heatpump, full insulation and double glazing
- Spacious open plan kitchen/dining/living and with ample storage

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would expect to achieve a rental figure in the range of:

\$420 - \$440 per week unfurnished

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,

Jen Bird



Jen BIRD
 Director
 p. 027 512 6302
 e. jen@birdsnestpm.co.nz
www.birdsnestpm.co.nz
 • Experienced Property Manager
 • Experienced Property Investor
 • Level 4 Property Management Certi cat

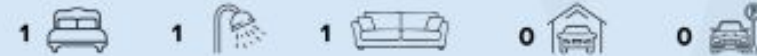
"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated." John, 8 July 2023



Free Healthy Homes Assessment for all new clients

Please note: This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution therefore).

Long Term Rental Appraisal



Property Location:

75 Ferry Road, Christchurch Central, Christchurch

This 1 bedroom property is situated within Christchurch's four avenues, this property is conveniently located just a stone's throw away from the CBD and the new stadium.

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:

\$425 per week

Care Property Rentals Management -

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

☎ 021 029 02723
 ✉ office@careproperty.nz
 🌐 careproperty.co.nz



Rental Appraisals - Long Term - Studios



BIRDS NEST
property management

Rental Assessment

Date: 29th April 2024
Property: 75 Ferry Road, City Centre, Christchurch
Prepared for: Williams Corporation

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

Key Rental Features:



- Situated in the City walking distance to the CBD, new stadium and many shopping/dining options
- This studio is perfect for accessibility being located on the ground floor with landscaped easy care garden
- Quality fixtures and fittings, built for comfort with heatpump, full insulation and double glazing
- Spacious open plan area with ample storage and room for living, luxurious bathroom and tiled shower

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would expect to achieve a rental figure in the range of:

\$400 per week unfurnished

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,

Jenifer Bird



Jen BIRD
Director

p. 027 512 6302
e. jen@birdsnestpm.co.nz
www.birdsnestpm.co.nz

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certifi cat

"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated." John. P, July 2023



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Care Property Rentals

Colours and Cladding

INTERNAL COLOURS



TILES

Carrara Matt



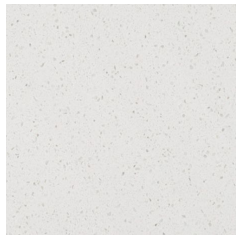
CARPET

Iowa Dark Tapa



KITCHEN

Cabinetry
Hamptons Elm



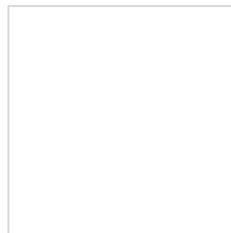
KITCHEN BENCH

AGB Stone
Primestone Cardrona



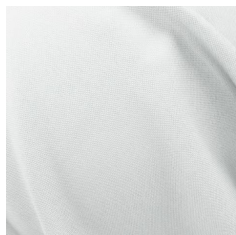
SPLASHBACK

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



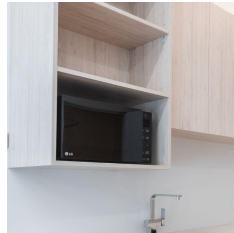
HOB

Fisher and Paykel
60cm ceramic cooktop



DISHDRAWER

Fisher and Paykel stainless
steel dish drawer

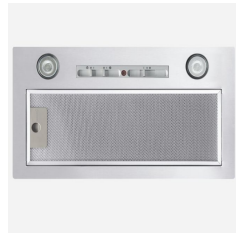


MICROWAVE



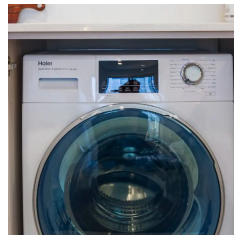
OVEN

Fisher and Paykel
60cm built-in oven



RANGEHOOD

Fisher and Paykel
built in Power Pack



WASHER DRYER COMBINATION



REFRIGERATOR/ FREEZER

Haier Refrigerator/Freezer



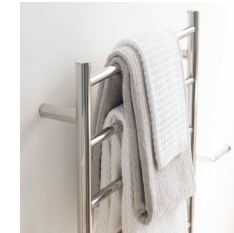
HEAT PUMP

BATHROOM



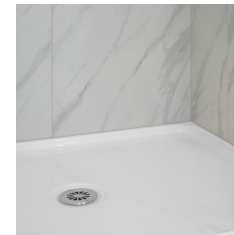
MIRROR

Mirror cabinet over
vanity



TOWEL RAIL

Chrome heated towel rail



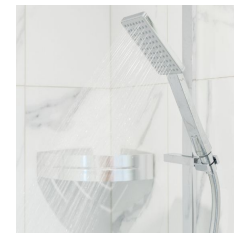
SHOWER

Acrylic Shower tray,
tiled walls



VANITY

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



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Artist Impression Only

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Facebook to learn more about
this development.

 williamscorporation.com

 facebook.com/WilliamsCorporation

WILLIAMS
CORPORATION 

BUILDING THE MOST LIVEABLE COUNTRY