



OTAGO

5 Brunel St, Mornington, Dunedin

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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equiti

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Meet The Team

TGC Homes specialise in modern inner city homes in great locations. Through innovation and design we are able to provide high quality, affordable homes close to amenities throughout Dunedin.

We are passionate about what we do and have a keen eye for detail. We also keep a number of the homes we build for ourselves. This gives you confidence that we treat every build as if it were our own.

Warm, affordable housing is the foundation on which successful communities are built. We take this responsibility seriously and scrutinise every development to ensure it will allow its occupants to live, work and play in a healthy environment.

This means more than just building a house. It means building the right home, in the right location, at the right price.

We look forward to making your property aspirations a reality.

Yours truly,
Tom, George and Charles.



Tom Nailard



George Hercus



Charles Blair

Why Buy In Dunedin?

Acclaimed as one of the world's top 25 emerging destinations by Tripadvisor in 2021, Dunedin is a well-kept secret within New Zealand. This vibrant and lively city boasts breathtaking beaches, magnificent historic structures, an international airport, and a continuously expanding array of cafes, bars, restaurants, and galleries.

Over the past five years, Dunedin's population has been on the rise and is projected to continue to grow at a steady rate of 1-1.5% annually until 2033. The Council estimates there is demand within the Dunedin urban area for 1500 additional homes in the short term, growing to 4400 homes by 2030.

Dunedin is currently witnessing the commencement of some of New Zealand's most significant infrastructure projects. The local government, central government, and university have committed an estimated \$4.3 billion investment in the city over the next two decades. The two largest endeavours include the construction of a \$1.4 billion hospital and the \$1.5 billion Dunedin City Council infrastructure upgrades.

With abundant employment opportunities and the potential to achieve an ideal work/life balance, Dunedin is experiencing notable growth. Investing in Dunedin presents a unique opportunity to capitalise on an undiscovered treasure, fuelled by a growing population, major projects, and an increasing housing demand.



Brunel Street Development

Inspired by Bauhaus design principles these eye-catching homes balance practicality and simplicity with aesthetic appeal. This development has three storey 1 and 2 bedroom homes with large single garages, as well as two storey 2 bedroom homes with carparks.

Each property is designed with your lifestyle in mind; requiring minimal maintenance, and packed with quality finishes including F&P appliances, keyless entry and EV charging capability.

Key details

- Ocean views from the master bedroom
- City views from the guest bedroom
- EV Charging capability
- Low maintenance claddings
- Mitsubishi heat pumps
- Designer stainless steel benchtops and tiled splashbacks
- Fisher & Paykel appliances including washer/dryer combo
- Sunny indoor and outdoor living spaces



Brunel Street Development



Brunel Street Development



Brunel Street Development

Master Bedroom View



Guest Bedroom View



Location

Brunel Street is a quiet, private street just 50m from Mornington High Street with stunning views to St Clair and the Pacific Ocean. Mornington is a fully serviced suburb with its own supermarket, health centre, tavern, café, bakery and many sports clubs to name a few.

Mornington's abundance of amenities and central location makes it a sought after location to live, work and play for people of all ages.

Shops, Cafés & Amenities

- Patti's & Cream Scoop Shop 50m
- Pharmacy + Health Centre 50m
- Mornington Bus Stop 130m
- Alto Cafe 190m
- Countdown 280m
- Mornington Taphouse 300m
- Dunedin City Centre 2.2km
- Otago University / Otago Polytechnic 3.4km
- Forsyth Barr Stadium 3.9km

Parks & Recreation

- Mornington Park 110m
- Mornington Skate Park 290m
- Mornington Tennis Club 400m
- Jubilee Park 650m
- Unity Park 700m
- Mornington Bowling Club 1.0km
- Belleknowes Golf Club 2.0km



Nearby Schools

Brunel Streets central location offers a variety of preschools, primary, intermediate and secondary schools within walking distance.

Pre-Schools

- Mighty Minds Montessori House 750m
- Mornington Kindergarten 900m
- Russell Street Nursery 1.5km

Primary Schools

- Mornington School 750m
- St Francis Xavier School 1.1km
- Balaclava School 1.7km
- Arthur Street School 1.8km

Intermediate & Secondary Schools

- Kavanagh College 1.8km
- Otago Boys High School 1.9km
- Kaikorai Valley College 2.5km
- St Hilda's Collegiate School 2.8km
- Columba College 3.0km



Floor Plans

3 storey, 2 bed, 1.5 bath townhouses

Units 11-14, 16-17. For detailed plans please refer to the S&P Agreement.



Second Floor

On the second floor are two full-size bedrooms with large built-in wardrobes with their own shelving. The master room is orientated to enjoy ocean views, the guest bedroom has views to Mt Cargill in the North.

The bathroom is fitted with a 900x900mm shower, heated towel rail, toilet, wall hung vanity and a round backlit mirror.



First Floor

On the first floor the kitchen, dining and living areas are open plan and North facing ceiling to floor sliding glass doors provide seamless indoor outdoor flow to a private outdoor living area.

Floor Plans



Ground Floor

On the ground floor there is a large single car garage wired for EV charging. A combination washer/dryer is located in the garage, with room for activity gear like bikes and golf bags.

3 storey, 1 bed, 1.5 bath townhouse

Unit 15. For detailed plans please refer to the S&P Agreement. The 3 storey, 1 bedroom townhouse has the same ground and first floor as the 3 storey 2 bedroom townhouses. On the second floor is a large bedroom, a substantial ensuite with a large 1800 x 900 shower, a walk-in-wardrobe, as well as a study nook and plenty of storage.

2 storey, 2 bed, 2 bath townhouses

Units 18-19. For detailed plans please refer to the S&P Agreement. The 2 storey, 2 bedroom homes have an open plan kitchen, dining and living area with North facing ceiling to floor sliding glass doors providing seamless indoor outdoor flow to a private outdoor living area. On the second floor are two large bedrooms, a guest bathroom and an ensuite. Each home comes with its own carpark and vehicle access off Glenpark Avenue.

Brunel Street Specifications

Quality and reliability are paramount to TGC Homes. Only quality products with excellent warranties supplied by trusted brands are used. Wherever possible TGC Homes source quality New Zealand brands and products to support local companies with whom TGC Homes has enduring working relationships.



Kitchen

Bench Top

304 stainless steel 20mm thick profile with welded in square bowl.

Oven

Stainless steel Fisher and Paykel 600 built-in oven Model OB60SC5CEX2

Hob

Stainless steel Fisher and Paykel 600 ceramic cooktop Model CE604CBX2

Dishdrawer

Stainless steel Fisher and Paykel single dish draw Model DD60SAX9

Fridge/Freezer

Stainless steel Fisher and Paykel freestanding refrigerator freezer RF402BLPX6 or RF402BRPX6

Microwave

Standard-sized alcove provided for owner's microwave

Bathroom

Showers

Units 11-14, 16-19: Newline samara acrylic 2-sided 900mm x 900mm shower.

Unit 15: Newline Acclaim+ Acrylic 3 sided 1800mm x 900mm Flat Wall, White.

Bathroom Vanity

Units 11-14 & 16-19 900mm wide Newline white Velino wall hung two drawer vanity.

Ensuite Vanity

Units 18 & 19 - 500mm wide Newline white velino wall hung two door vanity.

Unit 15 - 1200mm wide Newline white velino wall hung four drawer vanity.

Toilet Vanity

Bath Co VCBC space 530 wall hung basin.

Mirrors/Vanity Wall Lights

Goldair GBMR600 round backlit mirror over vanity.

Vanity Tapware

Raymor alpha basin mixer - 25 year warranty.

Toilet Suites

White tornado back to wall toilet suite

Brunel Street Specifications

General Specifications

Entry Doors

Silver pearl atherm axix AX00 with black 'ease' Wi-fi capable digital touch pad front door lock.

Internal Doors

Tongue & groove MDF pre-hung paint finish hollow core doors with architrave reveals painted Dulux wash & wear okarito.

Hardware

Schlage regent series - jupiter lever in satin nickel plate.

Windows & Door Joinery

Atherm window systems joinery, silver pearl powder coated aluminium, double glazed, stays to all opening windows, grey-tinted glass for added privacy.

Roof

0.4mm coloursteel corrugate roofing colour matched to the metal cladding below.

Fascia, Gutter and Downpipes

0.55mm coloursteel metal fascias, spouting and downpipes.

Metal Cladding

0.4mm coloursteel corrugate roofing. Pioneer red (units 14 & 17). Sandstone grey (units 11, 13, 16, & 19). Zincalume (units 12, 15, & 18).

Composite Timber Cladding

165mm wide vertical innoclad kiwiblack WC20025 brushed finish.

Paint

Ceilings, walls, doors & trim - Dulux wash & wear okarito.

Exterior Lighting

Motion activated LED front entry & outdoor living downlights for added security.

Electrical Fittings

White recessed LED downlights, vynco electrical outlets, switches & general connections.

Interior Lining

Insulation

Pink Batts Ultra R2.6 to walls, Pink Batts Ultra R4.0 to ceilings, Pink Batts Ultra R3.6 to underfloor, Pink Batts Ultra R2.2 to intertenancy walls.

GIB

Walls and ceilings, Gib to engineer requirements.

GIB Stopping

Level 4 finish, square stop to ceilings.

Skirting and Architraves

Pre-finished pre-primed MDF 60mm square edge skirting & architraves.

Internal Colours and Interiors

Carpet

Belgotes liberty solution dyed nylon carpet with 8mm underlay. Fade-resistant, colourfast and stain resistant with a 10 Year warranty. Colour Charcoal.

Wardrobes

White cowdroy wardrobe organisers with built in drawers, appropriately sized to suit each wardrobe.

Kitchen Cabinet

Full height bestwood melamine new pewter haze velvet.

Blinds

Custom blackout roller blinds - mantra and le reve Thermal blackout ranges mantra cotton (3001) fabric with brushed aluminium rail & nickel plated chain in bedrooms and kitchen.

Curtains

Designers collection sanctuary smoke 100% polyester custom curtains.

Flooring

Timber vinyl plank flooring - robert malcolm moduleo brandy 22231.

Pricing

Lot	Bedrooms	Bathrooms	Carpark	Floor Area	Land Area	Price	Long-Term Rental Yield	Short Term Rental Yield
11	2	1.5	Garage	102	54	\$695,000	5.23%	12.5%
12	2	1.5	Garage	102	52	\$680,000	5.35%	12.7%
13	2	1.5	Garage	102	53	\$680,000	5.35%	12.7%
14	2	1.5	Garage	102	53	\$680,000	5.35%	12.7%
15	1	1.5	Garage	102	53	\$620,000	5.45%	12.2%
16	2	1.5	Garage	102	53	\$680,000	5.35%	12.7%
17	2	1.5	Garage	102	54	\$680,000	5.35%	12.7%
18	2	2	Carpark	77	56	\$660,000	5.24%	13.1%
19	2	2	Carpark	76	57	\$670,000	5.16%	12.9%



Healthy Homes Assessment

HEALTHY HOMES SURVEY COMPLIANCE CERTIFICATE

Address:

Units 11-17, Brunel Street,
Mornington, Dunedin

Date:

13/03/2023

Certificate
Number:

284284

Heating



Insulation



Ventilation



Moisture and Drainage



Draught-Stopping



Smoke Alarms



Brett Hastie NZCD-Arch LBP# 137855

This property has had the above items checked and tested to see if they comply with the current Residential Tenancies (Healthy Home Standards) Regulations 2019.

All noted items have been given the Red LBP red tick of Compliance. Valid for 5 years from date of compliance.

Rental Appraisal (Units 11-17)

RENTAL ASSESSMENT: 18-19 Brunel Street, Mornington, Dunedin.

13 March 2023



PROPERTY DESCRIPTION

Units 11-17 are split across three levels. The top floor consists of two bedrooms and a bathroom. The bedrooms are oriented with a ceiling-to-floor window view towards St Clair and the ocean. They also have ceiling-to-floor wardrobes with built-in organisers.

The first floor has an open plan kitchen, dining and living space, separate toilet and outdoor area. The living room is oriented with another ceiling-to-floor view of St Clair and the ocean. The kitchen is an entertainer's delight with full-height ceiling-to-floor stacking sliding doors flooding the space with light and giving seamless indoor-outdoor flow. The outdoor areas are paved with perimeter native gardens and black picket fences. The kitchen also boasts a full suite of Fisher & Paykel appliances, stainless steel benchtops, a tiled splashback, a pantry, and overhead cupboards to the ceiling.

The ground floor offers an oversized garage wired for EV charging with internal access and a front door with a smart lock. A laundry in the garage comes with a Fisher & Paykel Washer/dryer combo.

Brunel St is situated in a good neighbourhood, is just a several min drive to the CBD, Hospital and University and has a variety of quality schools, Countdown supermarket, cafes, shops and other amenities close by. This quality property development is in a convenient rental location for professionals and downsizers.

Comparative properties

- 13 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$640 pw
- 9 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$650 pw

SUMMARY

We assess that these townhouses could return \$665-705 per week.



Peter Rawling

Property Manager / Director

027 268 2333

peter.rawling@nzps.co.nz

This rental assessment does not take into account unforeseen market fluctuations and any management techniques or practices by the owner or others and should not be seen as a rental guarantee

Rental Appraisal (Units 18 - 19)

RENTAL ASSESSMENT: 18-19 Brunel Street, Mornington, Dunedin.

13 March 2023



PROPERTY DESCRIPTION

Units 18-19 are split across two levels. The top floor consists of two bedrooms and two bathrooms. The bedrooms are oriented with a ceiling-to-floor window view towards St Clair and the ocean. They also have ceiling-to-floor wardrobes with built-in organisers.

The first floor has an open-plan kitchen, dining and living space, and outdoor area. The living room is oriented with another ceiling-to-floor view of St Clair and the ocean. The kitchen is an entertainer's delight with full-height ceiling-to-floor stacking sliding doors flooding the space with light and giving seamless indoor-outdoor flow. The outdoor areas are paved with perimeter native gardens and black picket fences. The kitchen also boasts a full suite of Fisher & Paykel appliances, stainless steel benchtops, a tiled splashback, a pantry, and overhead cupboards to the ceiling.

Brunel St is situated in a good neighbourhood, is just a several min drive to the CBD, Hospital and University and has a variety of quality schools, Countdown supermarket, cafes, shops and other amenities close by. This quality property development is in a convenient rental location for professionals and downsizers. These units also have their own designated car parks.

Comparative properties

- 13 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$640 pw
- 9 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$650 pw

SUMMARY

We assess that these townhouses could return \$645-665 per week.



Peter Rawling

Property Manager / Director

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Airbnb Rental Appraisal



Brunel Street- Mornington

Edinburgh Short Stays is a short-term property management service, offering you a profitable and successful investment opportunity. We are currently managing a number of inner-city apartments that are very popular due to location and modern design like the townhouses available here on Brunel Street, Mornington.

Property owners will enjoy our personalized approach – with full access to professional property management, marketing, and financial reporting services. Our marketing and design team are dedicated to showcasing your property at its best, over multiple websites and major booking portals, for maximum exposure. We list both short-term nightly rentals as well as longer-term rentals for one month or more.

Most importantly, our team is dedicated to your success in this rapidly growing market. Relax, leave everything to us, and enjoy the benefits of your investment.

These beautifully appointed two-bedroom, 1.5 bathroom townhouses with private parking in ground floor garage will attract both our corporate guests to the more casual families wanting to be closer to the CBD. The predicted nightly rate in our current market is \$349 - \$399 (Base rate 2 guests) \$80 per extra guest, with an event rate of \$650 a night. The increase of large events at the Forsyth Barr Stadium as well as the many graduation ceremonies create large demand for our properties.

Occupancy for the start of this year Jan/Feb 2024 is sitting around 68%- 77%. Looking at last year Jan/Feb 2023 it was 80-90%, we would expect the apartments to sit between these.

For any further information on what we offer please contact the Edinburgh Short Stays team.

Evie & Nicky

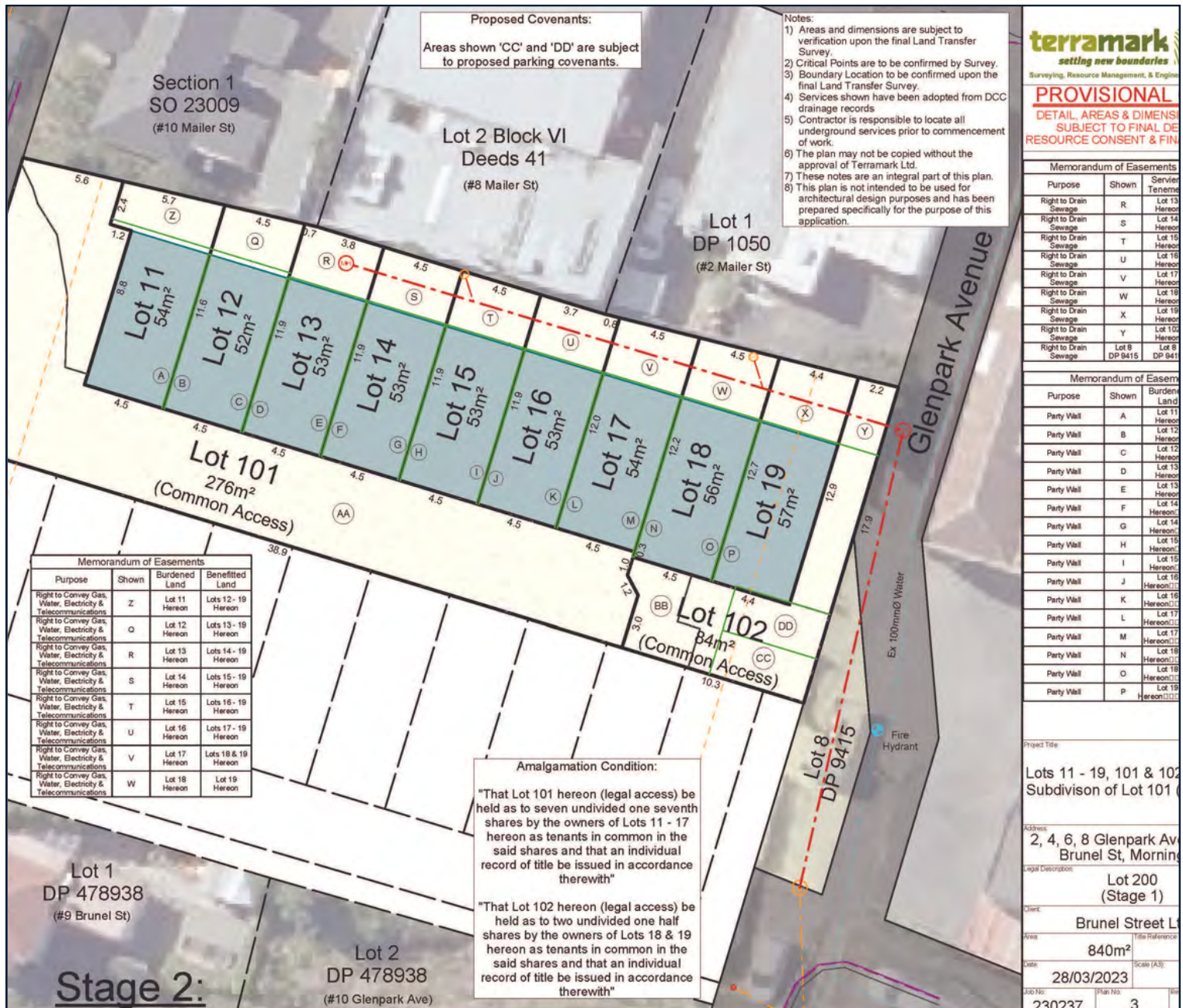
021 676 211

shortstays@edinburgh.co.nz



edinburghshortstays.co.nz

Subdivision Plan



Residents' Society

You are purchasing a brand new property with a fee simple freehold title, however, as you have shared walls with your neighbours and some shared services, a residents agreement is a great way to maintain and protect your property.

All owners automatically become a member of the Residents Society. The Residents Society is professionally managed and is set up to manage and maintain the entire development to ensure all homes are insured correctly and any shared services or areas are maintained to a high standard for all residents.

A Residents Society is the most favourable way to ensure the development looks fantastic for many years to come and your asset is insured and protected. Any work carried out by the Residents Society must be approved by the owners and any costs incurred will be passed onto the owners. Below we have set out some indicative costs.

Estimated Monthly Costs

Rubbish/Recycling Collection	*\$18 per month
Ground Maintenance	*\$17 per month
Insurance	*\$96 per month
Long Term Maintenance/Annual Gutter Cleaning	*\$27 per month
Management	*\$21 per month

*All costs are inclusive of GST. These costs are indicative only and are based on initial estimates. Costs can vary. A collective home insurance policy will be taken out over the entire development to ensure appropriate cover is in place. This excludes contents insurance. The insurance cost stated in this table is an estimate only and is based upon current average costs for collective insurance policies.

How To Purchase

TGC Homes' experienced team are here to guide you through the purchasing process which has been designed to be straightforward and transparent. It is our intention that you remain comfortable and confident during the purchasing process.

1

Choose your preferred Property

Talk to one of the team today if you need help deciding

2

Sign your contract

There is a ten business day due diligence period for you to discuss the contract with your solicitor and bank

3

Pay your 10% deposit

This money is securely held in TGC Homes lawyer's Trust Account until settlement

4

Watch as the build progresses

Updates will be forwarded to you throughout the build process

5

Get ready for settlement

TGC Homes will make contact ahead of settlement so that your lawyer and finance provider can arrange for a smooth settlement day



Once the build is complete and settlement is taken care of, the keys are yours.

Completed Developments



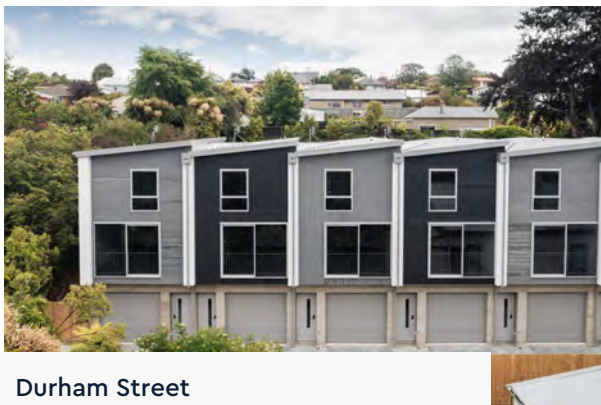
Grand Vesta Stage 2

Twenty four 1, 2 & 3 Bedroom Townhouses



Grand Vesta Stage 1

Twelve 2 & 3 Bedroom Townhouses



Durham Street

Nine 2 Bedroom Townhouses



27-31 Playfair Street

Ten 2 & 3 Bedroom Townhouses



243B South Road

Two 2 and 3 Bedroom Townhouses



Corner Thorn

Seven 2 Bedroom Townhouses



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DISCLAIMER

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