

# 58 Perth Street

2 Bedroom Townhouses

Building the most liveable city

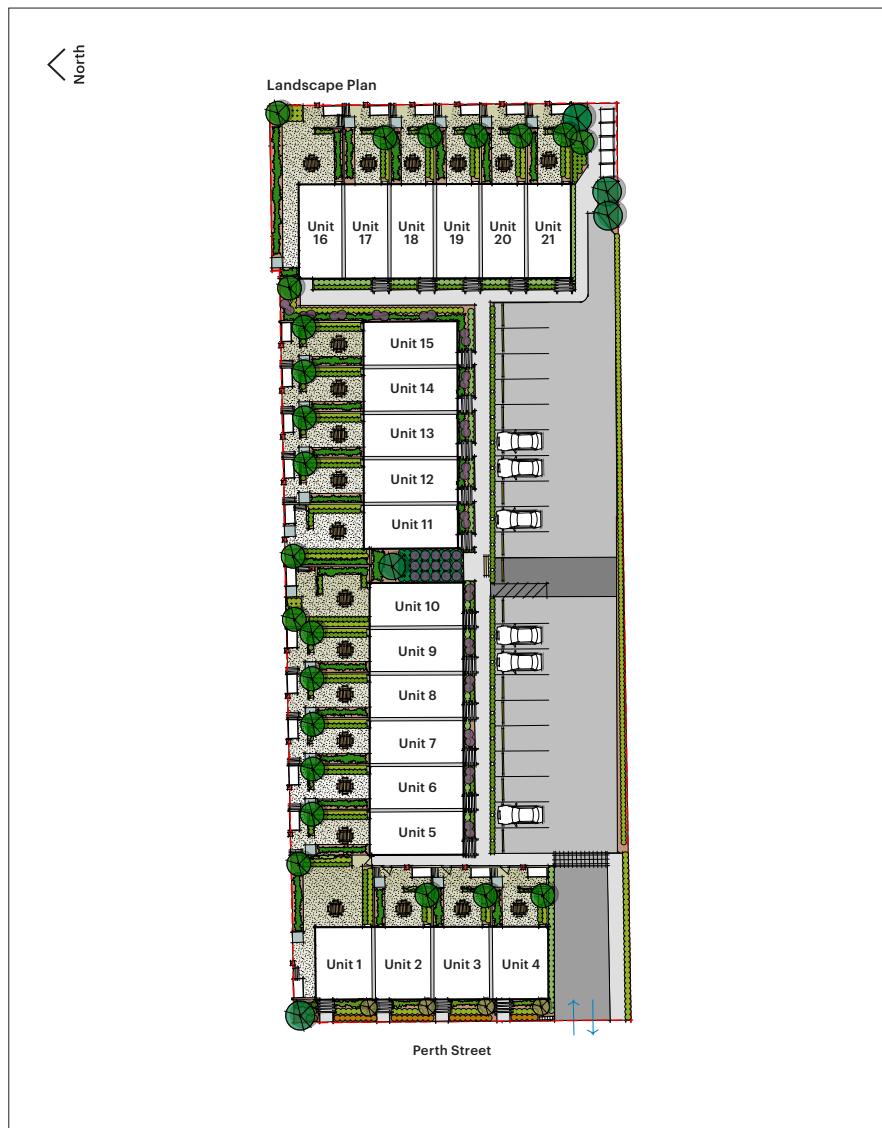


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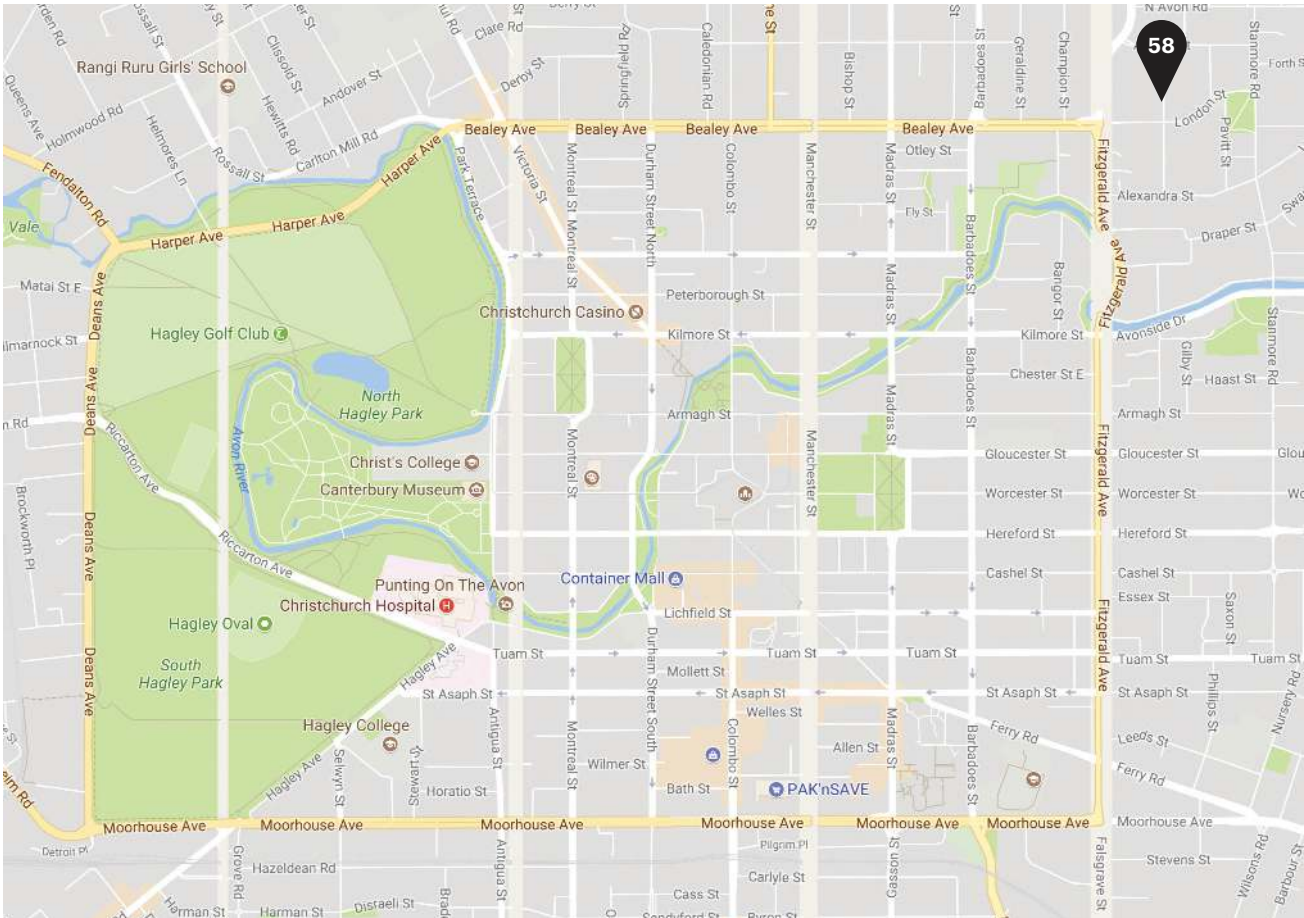
## Affordable city living

Our townhouses located on fee simple titles are the most popular products our company has created. With our several other similar projects selling down in record timeframes we are excited to be releasing 58 Perth Street.



## Location

Located just outside of the four avenues on Perth Street these stunning townhoses are just a stones throw from the Central City. It is with no doubt that finding new homes at an affordable price point is only going to get increasingly harder as the Christchurch city population grows.



**The right location for a very comfortable and convenient lifestyle.**





## 58 Perth Street

We are very proud of the design appeal of this development. With the white and black plaster, extensive landscape with beautiful cherry blossoms and elegant pergolas identifying your formal entrance way. This simple but tasteful design is market leading with townhouse construction. Resulting in a highly appealing visual aspect while maintaining extreme functionality and low maintenance.



## Floorplan

The open plan nature of the kitchen, living and dining provides everything you need for comfortable living. Our extremely functional kitchen will impress you with a separate laundry storage space under the stairs. Upstairs is 2 full size bedrooms and a bathroom with a very large built in wardrobe in the bedroom and man hole access for roof storage.

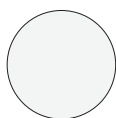
Outside is your own low maintenance, private courtyard with ample space for a barbecue, table and chairs. The outdoor area also includes a storage shed along with an outdoor power supply.



Ground Floor

## Internal Colours

All townhouses are painted in beautiful modern tones to create a feeling of warmth and space throughout, the neutral tones allow you to add your own unique touch with your furniture, artwork or other decorations.



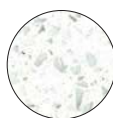
Tiles



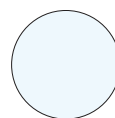
Carpet



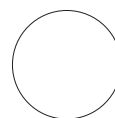
Kitchen  
Cabinetry



Kitchen  
Bench



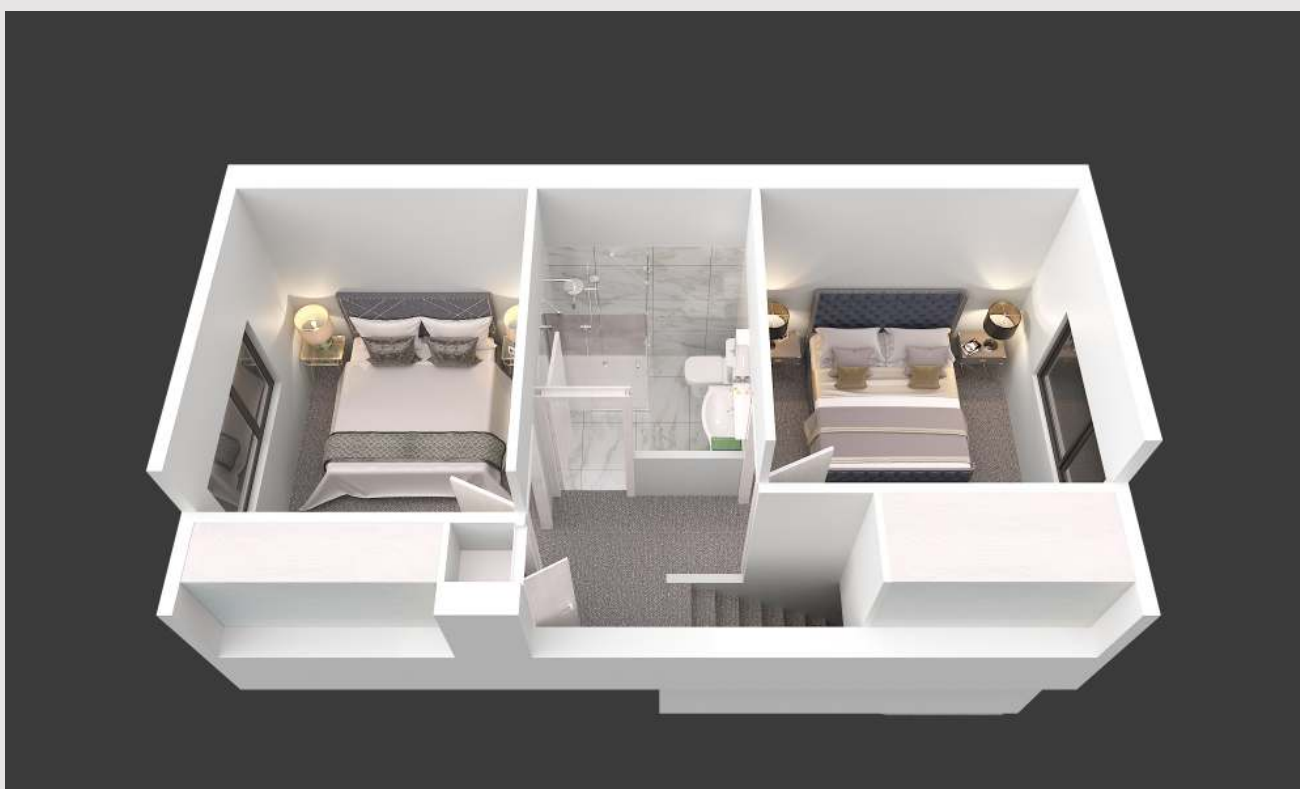
Splashback



Ceiling/  
Trim/Doors/  
Walls



Blinds



First Floor

## Specifications

With quality being at the paramount of our values only the best products are going into the construction and fit out of 58 Perth Street. Starting from the ground up with an engineered gravel base with a concrete raft foundation. On top of this is laminated veneer framing coupled with double glazed windows, solid air barriers, compression

proof polyester insulation, aerated concrete intertenancy walls, washable paint, European tiles right down to upgraded magnesium oxide flooring to give your first floor that concrete like feel. All products are purchased from large industry leading companies to ensure reliability, quality and warranties are present in your new home.



**Disclaimer** All specifications in this document may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## Who we are

**Williams Corporation** is owned by Matthew Horncastle and Blair Chappell who have owned and managed construction businesses in Canterbury for the last 7 years. They have a strong partnership as Blair is a business analyst and Matthew is a qualified builder. Both bring different strengths and skill sets that compliment each other well but with the same vision of delivering a high quality home with the customer always being at the forefront of their decision making.

Williams Corporation is a well oiled machine that works from a Christchurch Central City office. Matthew's mother Kathryn Marshall is the General Manager with an impressive 30 year career in property development and Blair's mother

Gae Chappell with a degree in computing manages the office and accounts.

Stephen Pike, the company's Sales Manager, has 15 years experience in property investment and sales and has helped approx 1000 customers either own or invest in residential real estate. He has a solid background in property and finance and is well known and trusted for his professional service and sound advice when it comes to owning property.

We have an impressive team of sub-contractors and professionals that we have worked with for a long time delivering high quality projects.

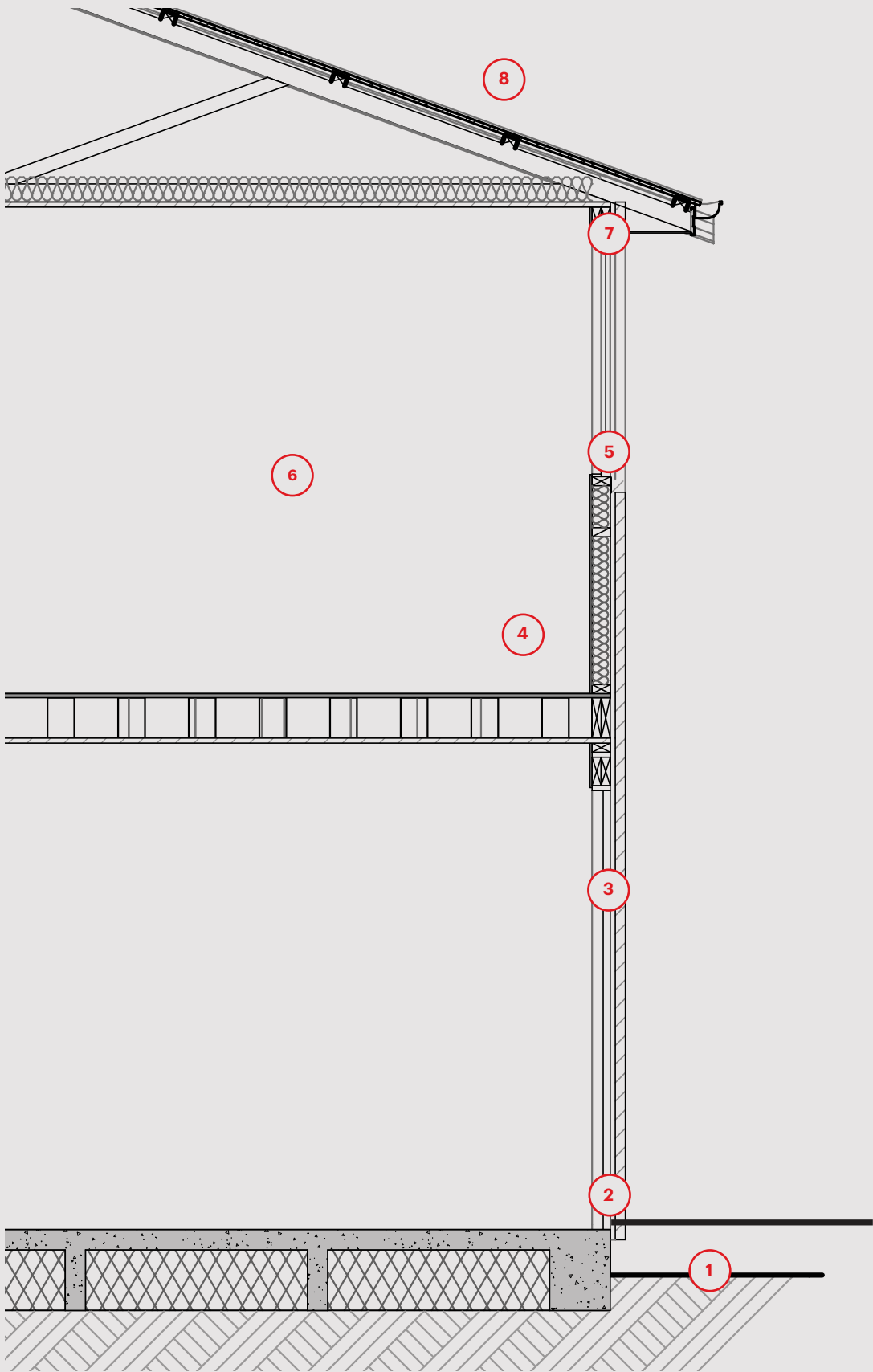
We take our job very seriously to exceed our customers expectations.



Building the most liveable city.



How we build homes better.





1

#### **Gravel Raft**

Soils are stripped down and replaced with compacted gravel, the entire process is signed off and overseen by an engineer. A gravel raft provides a stable platform and strengthens the ground under your home.



2

#### **Engineered Slab**

Constructed on top of the gravel raft an engineered slab provides the benefits of the concrete foundation sitting on the ground instead of in it. Constructed with concrete, steel and polystyrene pods, with the process being signed off by an engineer.



3

#### **LVL Frames**

LVL stands for laminated veneer lumber, LVL timber is dimensionally accurate, straighter and meets or exceeds equivalent stress tests when compared to standard SG8 and SG10 pine framing.



4

#### **MagLok Flooring**

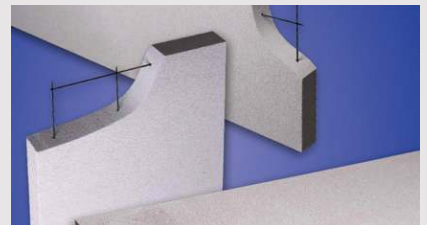
Constructed out of magnesium oxide, MagLok flooring has a concrete like feel, can't squeak and has higher fire and water resistance when compared to particle board.



5

#### **Mammoth Insulation**

New Zealand made out of polyester, Mammoth Insulation is a compression proof system and is guaranteed to not sag in your wall cavity for 50 years. It is non-toxic and has no glue, formaldehydes or pesticides and overall contributes to a warmer and more comfortable home.



6

#### **Hebel Intertenancy Wall**

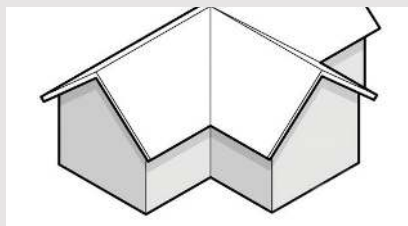
Hebel Powerpanel XL is made out of aerated concrete and provides fantastic acoustic and fire resistant properties. This ensures the product separating you from your neighbours is of the highest quality in the market place. Because the Hebel sits between the timber framing you have full use of the intertenancy wall in your home without comprising your fire and acoustic rating.



7

#### **Solid Air Barrier**

It is no surprise that the building code requires a solid air barrier in extra high wind zones, when compared to building paper a solid air barrier offers a more robust cavity and extra structural bracing on the home.



8

#### **Safe Building Envelope**

All of our homes have longevity in mind, we do not use internal gutters, flat roofs or other high risk design elements. We use leading products both on the walls and behind them to create a low maintenance home that will last the test of time.

#### **Residence Agreement**

As you are purchasing into a multi town house development we have created a residence agreement with the rules and maintenance plan that gives you very similar protection to a body corporate but a fraction of the cost.



**With only limited townhouses available  
we recommend you enquire today.**

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[facebook.com/WilliamsCorporation](https://facebook.com/WilliamsCorporation)

