

# 295 Armagh Street

2 Bedroom Townhouses

Building the most liveable city

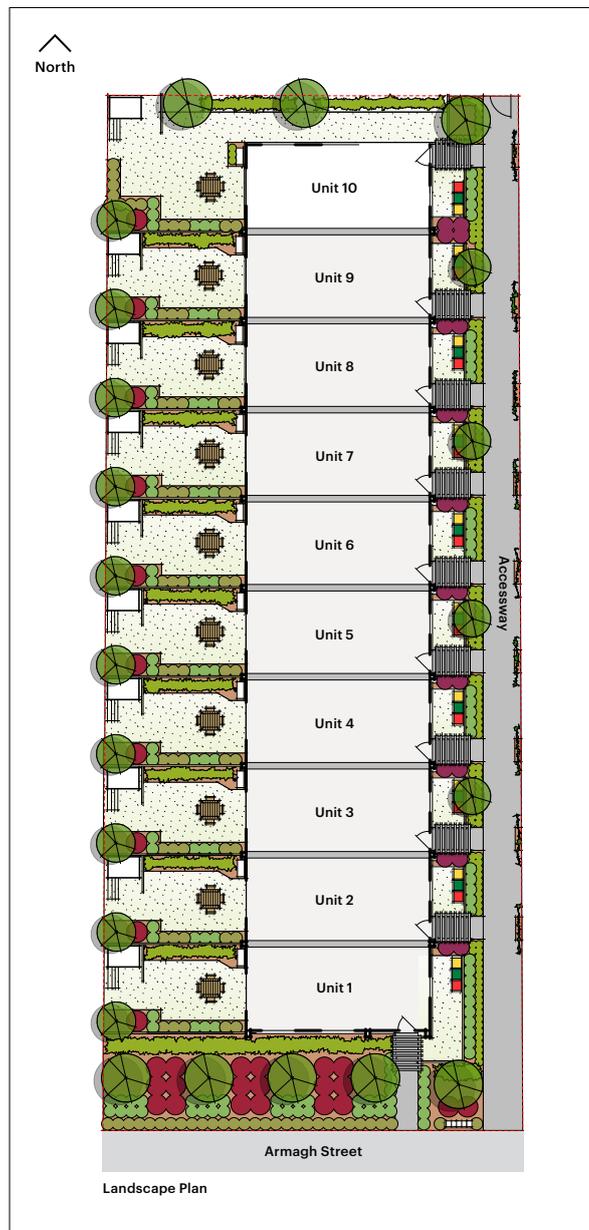


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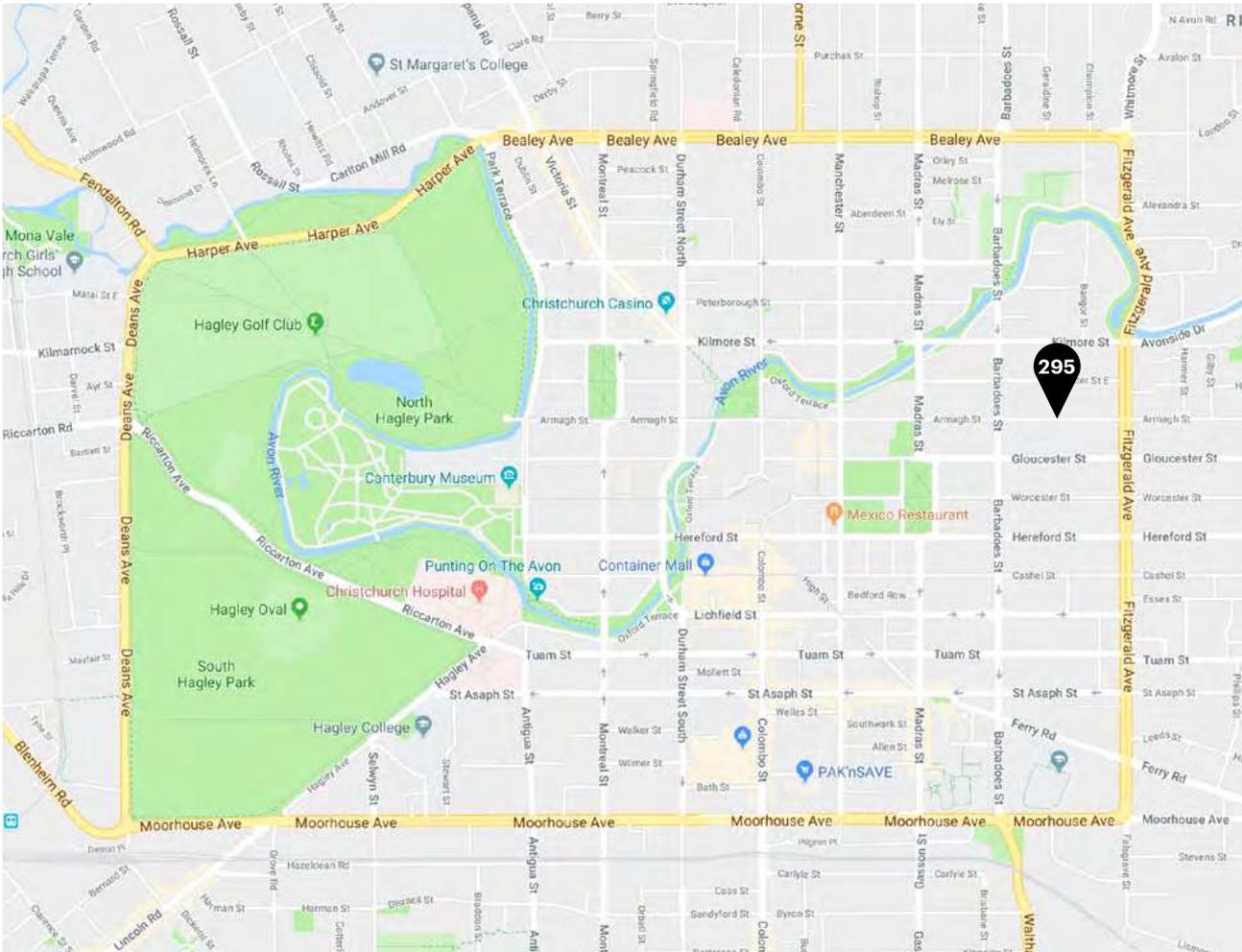
## Elegant inner-city living

These two bedroom townhouses on fee simple titles will create a beautiful asset for our customers.



# Location

Located within the four avenues on Armagh Street these townhouses are situated within walking distance to New Regent Street and the Margaret Mahy Family Playground. 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.



**We think these and our other projects are the best value for money new townhouses inside the Christchurch four avenues.**

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## 295 Armagh Street

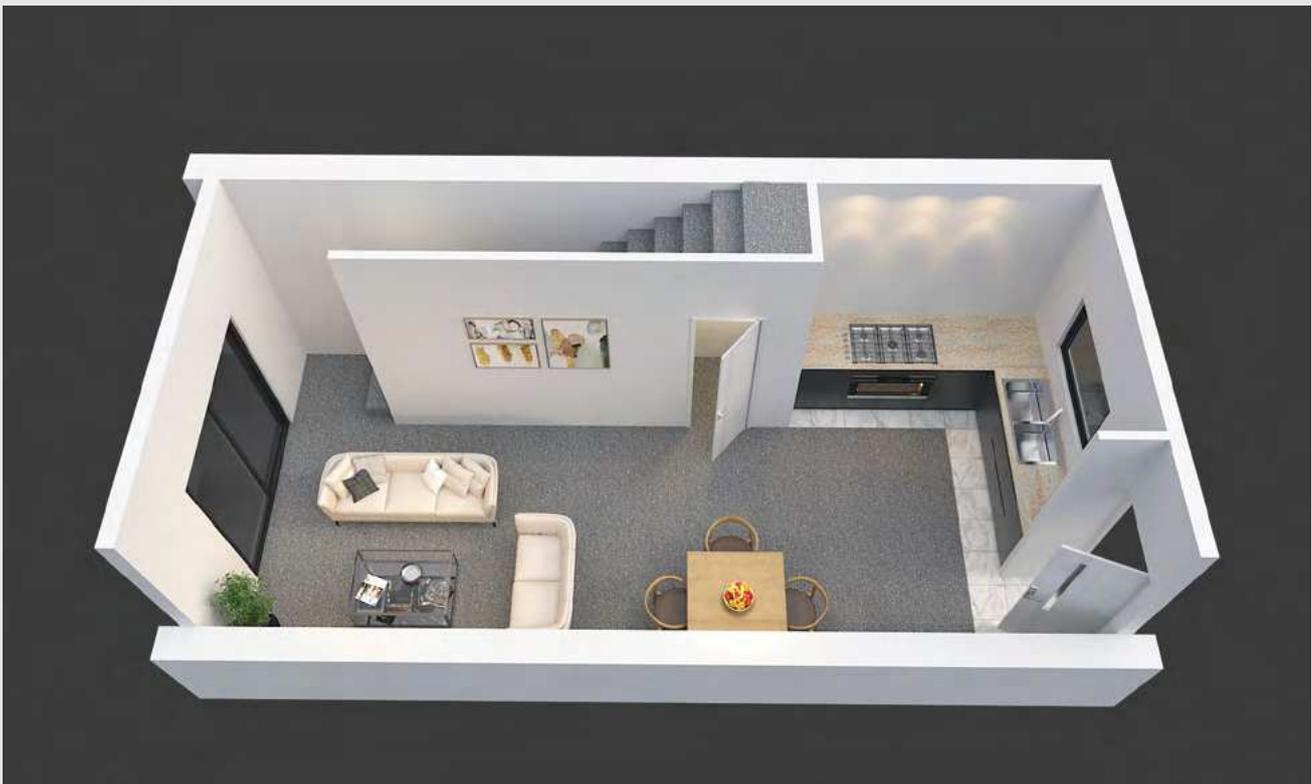
We are very proud of the design appeal of this development. With the 50% concrete grey and 50% off white plaster, extensive landscape with beautiful cherry blossoms and elegant pergolas identifying your formal entrance way. This simple but tasteful design is market leading with townhouse construction. 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 are 2 full size bedrooms and a bathroom with a very large built in wardrobe in the bedroom and man hole access for roof storage.

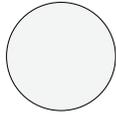
Outside is your own low maintenance, private courtyard with ample space for a barbecue, table and chairs. The outdoor area also includes a storage shed along with an outdoor power supply.



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



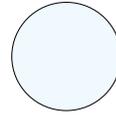
Carpet



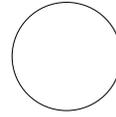
Kitchen Cabinetry



Kitchen Bench



Splashback



Ceiling/  
Trim/Doors/  
Walls



Blinds



First Floor

# Specifications

Quality is paramount in our homes and only the best products are going into the construction and fit out of our developments. 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.



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## Meet the team

We do property development and investment from an office in Christchurch city centre and are extremely passionate about inner city living and getting residents back to Christchurch city. Well-built townhouses and apartments are the future of New Zealand housing and a solution to the housing crisis. We are committed to building the most liveable city. Meet our team below and reach out to discuss your next property investment.

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### **Matthew Horncastle**

*Managing Director*



Matthew manages on a daily basis Land acquisition, Development design, resource consenting, development sales, marketing and finance. Matthew is a qualified builder and has been in the construction industry for over 9 years. He is extremely high energy and passionate about Williams Corporation purpose to build Christchurch into the most liveable city.

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### **Blair Chappell**

*Managing Director*



Blair is responsible for product and contractor procurement, pricing and site management along with building consents. As a qualified business analyst and having been in the construction industry for over 7 years he loves everything about development and watching a development go from an idea on a set of plans to a finished product complete with home owners and tenants. He is proud to be part of building the most liveable city within his role at Williams Corporation.

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### **Stephen Pike**

*Sales Consultant*



Stephen has over 15 years experience in property sales and has helped over a 1000 customers either invest or own residential real estate. He has a solid background in sales and finance and is well respected and trusted within the industry. His professional approach and strong knowledge of the market and opportunities ensures that his customers get the best possible advice and information to ensure a sound decision is made by his customers. Building customers for life and seeing them achieve their financial goals is of utmost importance to him.

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### **Matt Withington**

*Sales Consultant*



As a licensed builder, experienced new-home consultant, homeowner and property investor; Matt brings a wealth of technical know-how to the Williams Corporation team. Matt has a trusted reputation built on positive communication. Matt can assist you to sort through the options and focus on the ones that will perform best for you now and generate future wealth. Matt genuinely loves talking about property and is passionate about helping people achieve their goals.

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### **Kathryn Marshall**

*General Manager*



Kathryn oversees the finances and cashflow position of the company. Kathryn is responsible for company systems and processes and controls and oversees all legal and technical documents including titles, easements and arranges part of the company finances. She has a Bachelor of Agricultural Science as well as additional business subjects at tertiary level. Kathryn works to create highly skilled teams to provide ethical outcomes for our customers and the environment.

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### **Scott Barclay**

*Group Accountant*

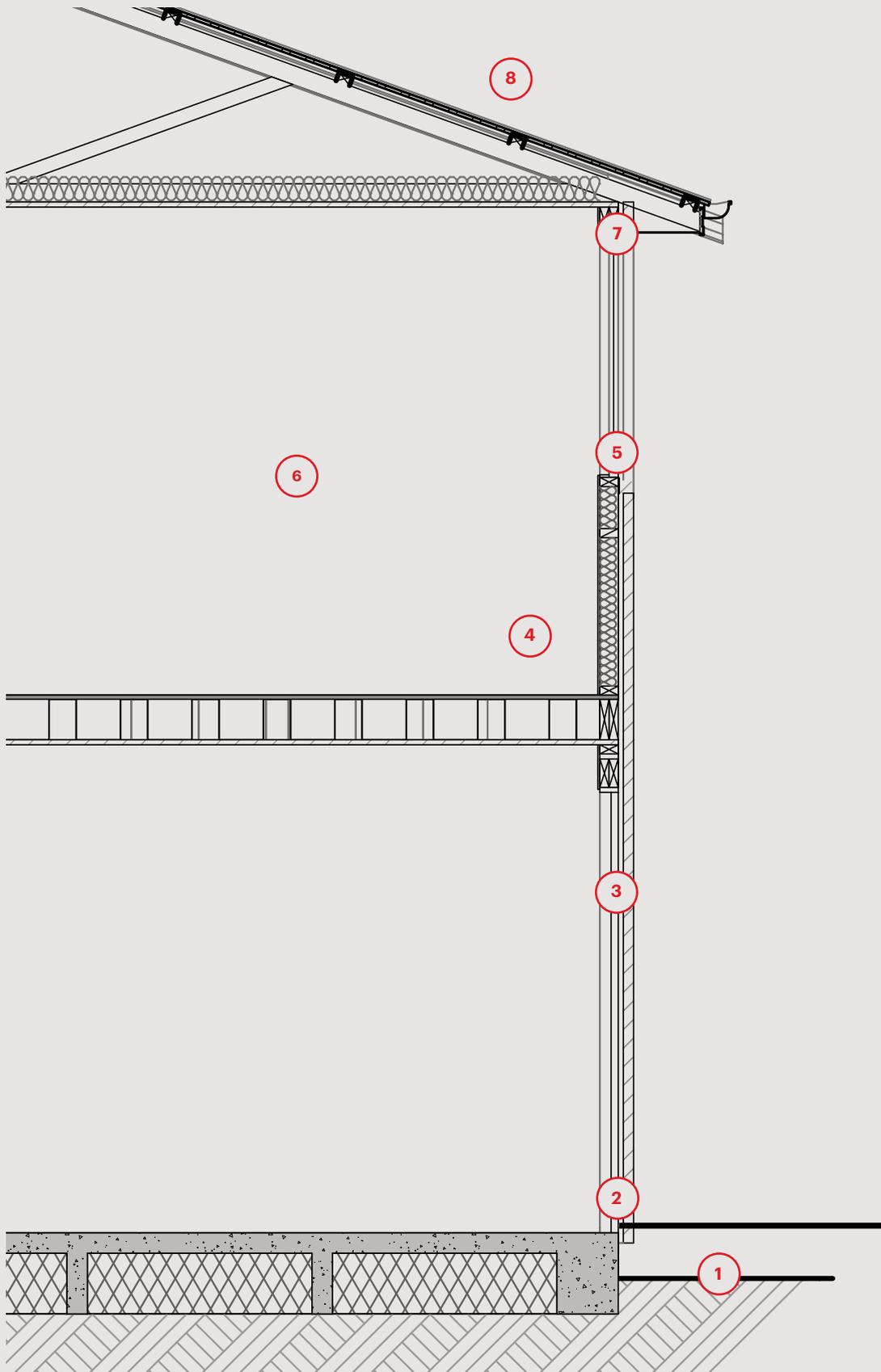


Scott has recently joined Williams Corporation in August and handles all of the finance including; Creditors, purchase orders, payments, office administration and IRD Compliance. A qualified accountant, Scott has had extensive experience in the construction industry having had roles with both main contractors and suppliers. In previous lives he has also worked as a Market Gardener and High School Teacher.

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# 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

### Insulation

The insulation we use is New Zealand made. It is made of out of polyester, is compression proof 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 Intertency Wall

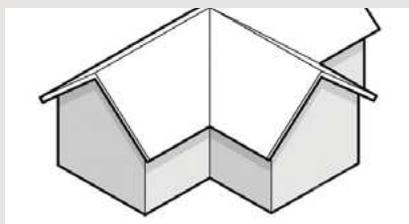
Hebel Powerpanel XL is made out of aerated concrete and provides fantastic acoustic and fire resistant properties. This ensures the product separating you from your neighbours is of the highest quality in the market place. Because the Hebel sits between the timber framing you have full use of the intertency 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.

# Build Specifications

Spec, Colour Schedule and Chattel List

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## General Specifications

**Internal Doors** Paint finish flush panel MDF doors Gib sliders to robes

**Entry Door** Latitude panel

**Hardware** Miles Nelson S Range

**Windows** Double glazed, powder coated aluminum

**Electrical** LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans.

**Heating** Fujitsu 5kw heat pump

**Water Heater** 180L hot water cylinder

**Paint** Resene Spacecoat

**Roof** .4mm Colour Steel corrugated roofing

**Fascia** Colour Steel

**Gutter** Colour Steel

**Downpipes** Colour Steel

**Cladding** Hebel power panel

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## Interior Lining

**Insulation Batts** R 2.4 wall batts, R 3.6 ceiling batts

**Gib** Walls and ceilings, standard gib to engineer requirements

**Gib Stopping** Level 4 finish, square stop to ceiling

**Skirting and Architraves** MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

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## Kitchen

**Oven** Fisher and Paykel 60cm built-in oven

**Hob** Fisher and Paykel 60cm ceramic cook top

**Dish draw** Fisher and Paykel stainless steel dish draw

**Rangehood** Robinhood 60cm stainless steel

**Washer/Dryer** Fisher and Paykel Washer/Dryer (1 bedroom units only)

**Laundry** Super Tub (2 bedroom units only)

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## Bathroom

**Shower** Acrylic shower tray, tiled walls

**Vanity** Brighton 900mm wall hung vanity white gloss

**Heating** Chrome heated towel rail

**Mirror** Mirror over vanity

**Tapware** Raymor Cove series basin, shower, kitchen mixer

**Toilet** Back to wall soft close

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# Build Specifications

Spec, Colour Schedule and Chattel List

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## Internal Colours

**Tiles** European off white tile

**Carpet** Virga Cloud

**Kitchen Cabinetry** Bestwood Dusky Elm

**Kitchen Bench** Engineered Marbello Snowdrop

**Splashback** Clear glass

**Ceiling/Trim/Doors/Walls** Resene Half Black White

**Blinds** Black block out blinds

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## External

**Exterior Cladding (Hebel)** 50% concrete grey, 50% off white

**Roof, Fascia, Gutter, Downpipe colour** Silver pearl

**Soffits** Resene Half Black White

**External Joinery and Front Door** Silver pearl

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## Chattel List

Letter box

Clothes line

Garden/bike shed

Blinds

Cook top

Range hood

Dish draw

Fixed floor coverings

Light fittings

Heat pump and remote

Bathroom heater

Towel rail

Mirrors above vanity

Wardrobe joinery

T.V. antenna

Washer dryer combo (1 bedroom units only)

Super Tub (2 bedroom units only)

Smoke alarm/s pursuant to Building Code requirements

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# Price List

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<b>Units</b>	<b>Value</b>
Unit 1	\$455,000
Unit 2	\$449,000
Unit 3	\$449,000
Unit 4	\$449,000
Unit 5	\$449,000
Unit 6	\$449,000
Unit 7	\$449,000
Unit 8	\$449,000
Unit 9	\$449,000
Unit 10	\$465,000

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

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