ALDER



A little more room for living.

THE COLLECTION

Four homes. Each with its own space.

Alder brings four heritage-style townhouses to St Albans. Each has three double bedrooms, two full bathrooms, a private north-facing garden and a single internal-access garage.

A carefully composed row, with cream weatherboards, white divided-pane windows and sage front doors. Rich interior finishes and substantial timber decks bring a little more pleasure to everyday living.

04	03	02	01
Townhouses	Bedrooms each	Bathrooms each	Garage each

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Design concept. Not a property offering.



INDIVIDUAL HOMES. A COHERENT COLLECTION.

Heritage, in a new light.

Four homes form one considered terrace. Cream horizontal weatherboards, white cornice detailing and charcoal hipped roofs bring a traditional rhythm to the two-storey facades.

Sage panelled doors sit beneath entrance canopies beside the internal garages. To the north, living spaces open onto substantial timber decks, screened from neighbours and framed by planted private gardens.

THE NEIGHBOURHOOD

St Albans.
Close to Merivale.

An established Christchurch neighbourhood, with local shops, cafés and green spaces forming part of everyday life. Alder sits within the St Albans setting, close to Merivale and the city’s wider network of parks.



Merivale Mall	Shops, cafés and everyday essentials around 189 Papanui Road.
Edgeware Village	A local centre for shopping, food and neighbourhood errands.
Abberley Park	Mature trees, streamside paths and play spaces, with entrances from Abberley Crescent and Ranfurly Street.
Hagley Park	Open green space, paths and room for a longer walk.
Christchurch Botanic Gardens	Garden landscapes and seasonal planting beside the central city.

SCHOOLING

Through the stages.

Local schooling is part of the location picture, from primary school through to secondary education. The following schools provide a useful starting point for your own research.

St Albans School

Primary school / 17 Sheppard Place

Heaton Normal Intermediate

Intermediate school / 125 Heaton Street

Christchurch Boys’ High School

Secondary school

Christchurch Girls’ High School

Secondary school

Enrolment is subject to each school’s current scheme.



LIVING / DINING

Space for everyday life.

The living area has a dedicated TV wall, with the sofa arranged opposite. Dining sits alongside the kitchen, and the outdoor space extends the room beyond its doors.

All three double bedrooms are upstairs. The separation between living and sleeping areas keeps the ground floor open for the routines of the day, with a full bathroom on each level.



KITCHEN

The heart of the home.

Off-white Shaker cabinetry, engineered-stone surfaces and brass details. Integrated appliances and considered storage keep everyday essentials close to hand.

Cabinetry	Off-white Shaker-style cabinetry, with soft-close doors and drawers and brushed-brass handles.
Benchtop & sink	A premium ivory engineered-stone benchtop, pale cream tiled splashback, undermount stainless-steel sink and brushed-brass mixer.
Cooking	60 cm induction cooktop, under-bench electric oven and externally vented rangehood.
Appliances & storage	An integrated dishwasher, a full-height fridge space, pantry storage and dedicated waste storage.



BATHROOMS

A full bathroom on each level.

Two complete bathrooms, each with a shower, toilet and vanity. All three bedrooms are upstairs.

Two full bathrooms	A shower, toilet and vanity on each level, with all three bedrooms upstairs.
Shower & finishes	Glass-screened showers, full-height tiled shower walls, warm neutral floor tiles and brushed-brass fittings.
Everyday comfort	A Shaker-style vanity, mirror, heated towel rail, electric underfloor heating and mechanical extraction.

Room for the useful things.

The things that make a home work are planned into the layout. A dedicated laundry cupboard, hot-water storage and wardrobes keep everyday essentials in their own place.



Laundry	A cupboard sized for a stacked washer and dryer, with space for the appliance connections.
Hot water	Electric hot-water storage in a separate service cupboard.
Wardrobes	Built-in storage in all three double bedrooms.
Heating	A ducted heat-pump system serving the living spaces and bedrooms.
Connections	LED lighting, power points and a fibre-ready data connection.
Extraction	Mechanical extraction to the kitchen and bathrooms.



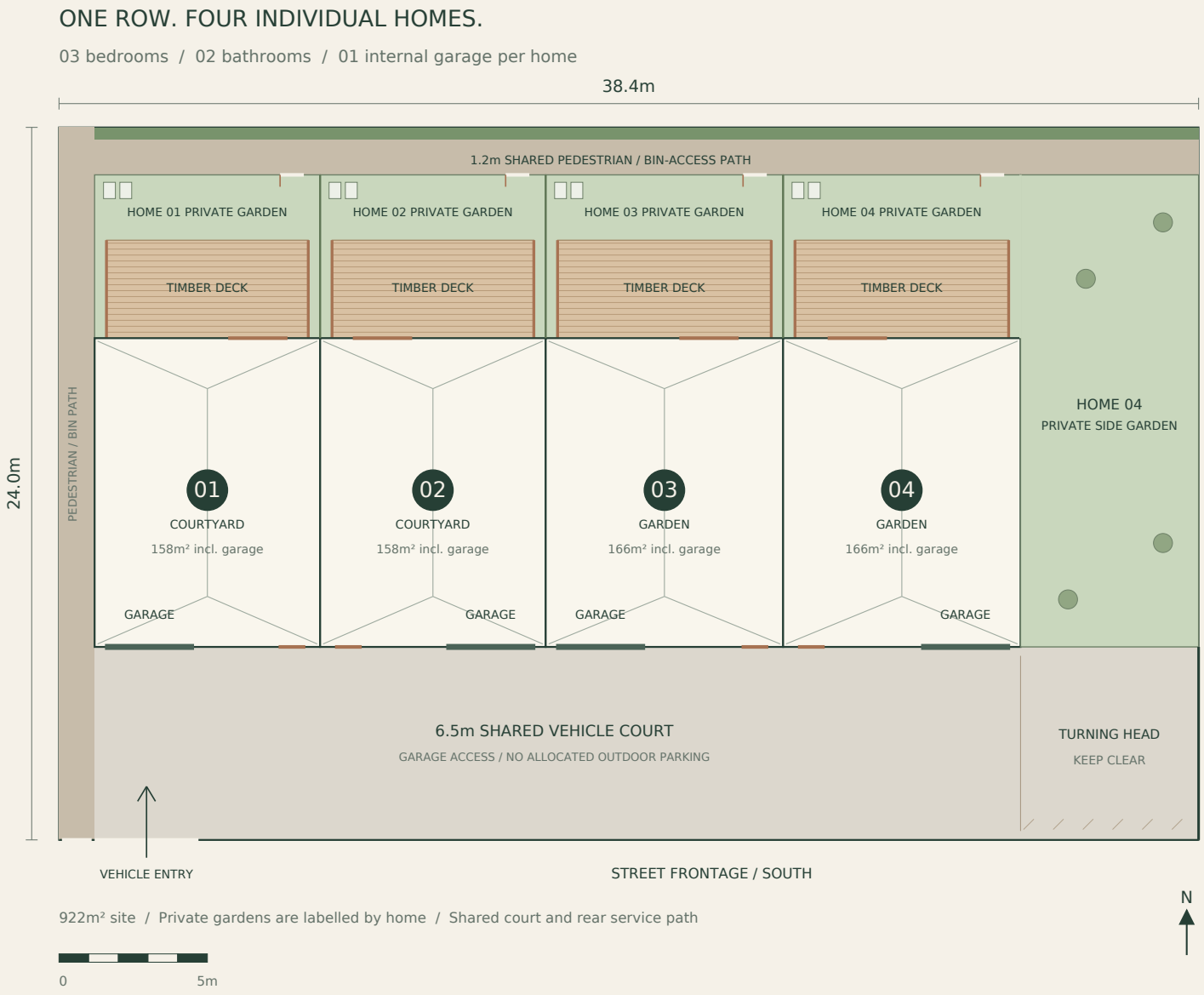
OUTDOORS / MATERIALS

A place of your own outside.

Materials	Cream horizontal weatherboards, traditional white cornice detailing, charcoal hipped metal roofs and heritage-style entrance canopies.
Private gardens & decks	A private north-facing garden for every home, with a substantial timber deck, timber privacy screens and planted borders.
Arrival & parking	Sage panelled front doors, entrance canopies and brick steps, with a single internal-access garage for every home.
The useful things	Rear garden gates connect to a shared pedestrian and bin-access path. Dedicated bin storage, a clothesline and an outdoor tap are included.
Garage & access	A 3.3 x 6.0m clear internal single garage with a 3.0m sectional door, opening onto a 6.5m shared vehicle court with an eastern turning head.

One row. Four homes.

Four attached townhouses, with south-facing garages and individually labelled private gardens to the north.



Garages open onto a 6.5-metre shared court with a turning head at its eastern end. Every north garden has its own rear gate to the shared pedestrian and bin-access path.

THE COLLECTION

Find your place at Alder.

Four townhouses, two layouts. Approximate gross floor areas include the internal garage.

HOME	LAYOUT	BED / BATH	FLOOR AREA	GARAGE	PRICE
01	Courtyard	03 / 02	158 m²	01	NZ$939,000
02	Courtyard	03 / 02	158 m²	01	NZ$949,000
03	Garden	03 / 02	166 m²	01	NZ$969,000
04	Garden	03 / 02	166 m²	01	NZ$979,000

Courtyard

Homes 01 and 02. Two levels, three double bedrooms and a private north-facing garden, with a substantial timber deck and a single internal-access garage.

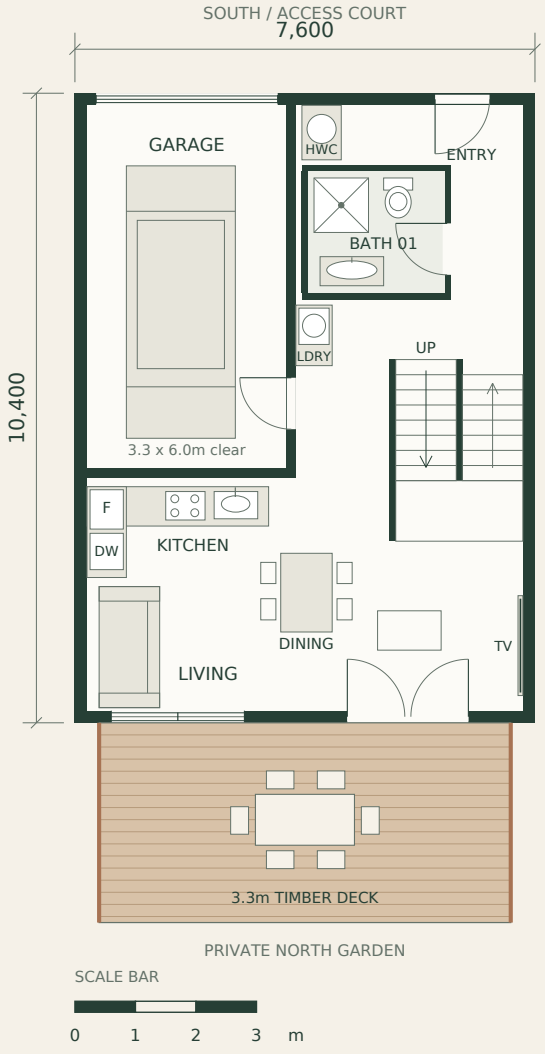
Garden

Homes 03 and 04. The wider layout adds floor space while retaining the same three-bedroom, two-bathroom and single-garage arrangement.

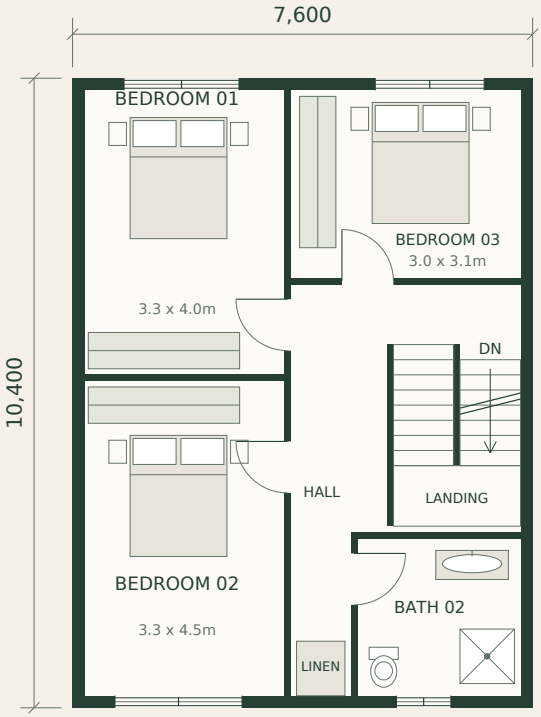
Courtyard

03	02	01	158 m²
Bedrooms	Bathrooms	Garage	Area incl. garage

GROUND FLOOR



FIRST FLOOR



N

INTERNAL SINGLE GARAGE

3.3 x 6.0m clear internal space

3.0m clear sectional door

STAIR: 17 RISERS / 250mm GOINGS
1m FLIGHTS / 1m TURNING LANDING

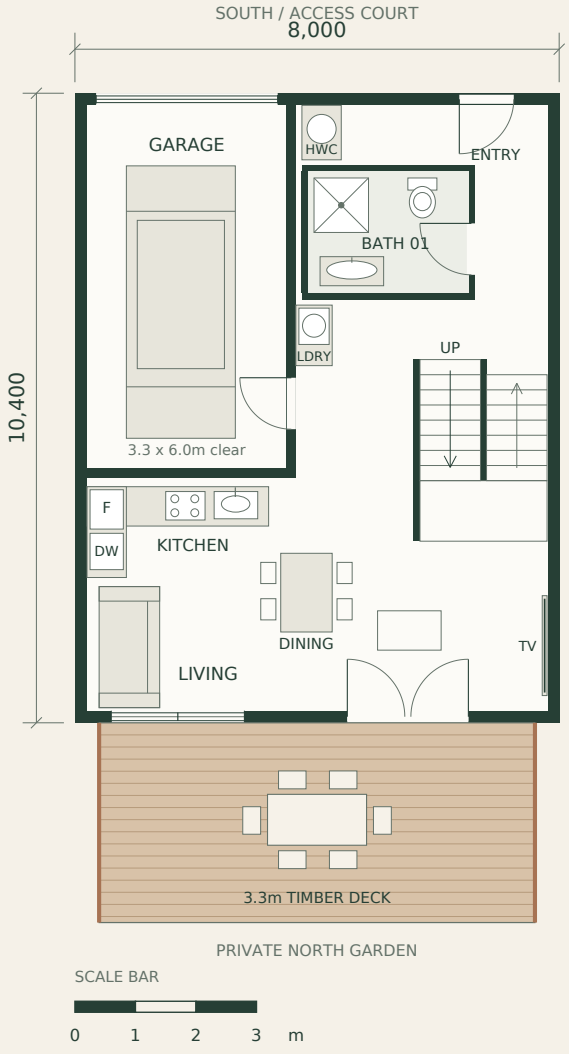
DIMENSIONS IN MILLIMETRES

Three double bedrooms upstairs, a full bathroom on each level, a dedicated laundry cupboard and an internal garage. Rear living opens to the private timber deck and north garden. Gross floor area includes the garage.

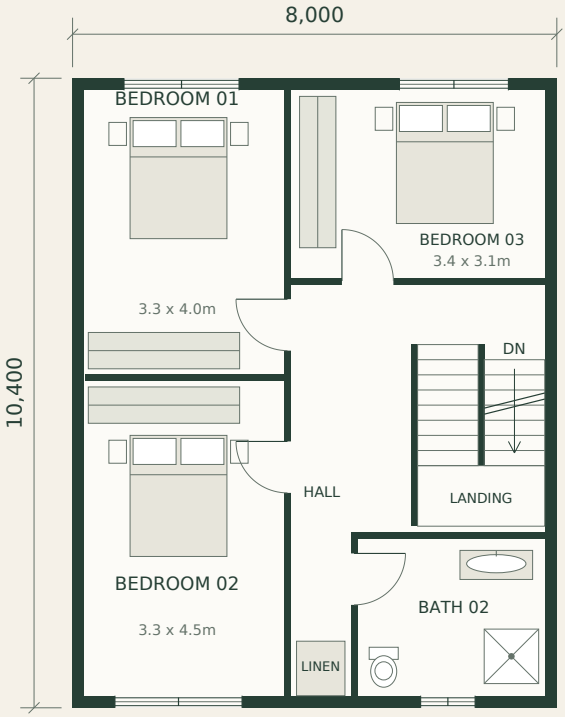
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SPECIFICATION SCHEDULE

The details, together.

A reference to the materials, finishes and service spaces shown throughout the home.

Building form	Four attached, two-storey townhouses arranged in one row.
Roof & cladding	Charcoal hipped metal roofs, cream horizontal weatherboards and white cornice detailing.
External joinery	White thermally broken aluminium joinery, double glazing and divided-pane detailing; sage panelled doors.
Internal finishes	Neutral painted walls; engineered oak flooring to living areas, quality carpet to bedrooms and stairs, tile to bathrooms.
Kitchen	Off-white Shaker cabinetry, ivory engineered-stone benchtops, pale cream tiled splashback, undermount sink and brass details.
Cooking & appliances	60 cm induction cooktop, electric oven, externally vented rangehood, integrated dishwasher and fridge space.
Bathrooms	Two full bathrooms, tiled showers, Shaker vanities, brass fittings and electric underfloor heating.
Storage & laundry	Built-in wardrobes, household storage and a cupboard for a stacked washer and dryer.
Heating & ventilation	Ducted heat pump to living spaces and bedrooms; mechanical extraction to kitchen and bathrooms.
Lighting & data	LED lighting, power points and fibre-ready data provision.
Water & outdoors	Electric hot-water storage, private timber deck, privacy screens, garden gate, outdoor tap, clothesline and bin storage.
Garage & access	Single internal-access garage, 3.3 x 6.0m clear, with a 3.0m door facing the 6.5m access court and eastern turning head.

From first look to moving day.

01 Choose the home

Compare the layouts, floor areas, parking and outdoor spaces. Note which home best suits your needs.

02 Request the property information

Ask the selling team for the full plans, specification, proposed title and access information, and any shared-cost arrangements. Arrange a viewing if one is available.

03 Review with your advisers

Have your lawyer review the contract and property documents before signing. Talk with your lender about finance, timing and any requirements that apply to your purchase.

04 Agree the contract and conditions

The signed agreement sets out the price, conditions, deposit requirements, timing and obligations. Ask your advisers to explain anything you do not understand.

05 Prepare for settlement

Follow the agreed contract process for final checks, payments, settlement and handover. Confirm arrangements with your lawyer and the selling team.

Buyer guidance: settled.govt.nz

QUESTIONS

A few things to know.

Do the homes share walls?

Yes. Alder is one row of four attached townhouses. Every home has its own front door, internal garage and private north-facing garden.

Where are the bedrooms and bathrooms?

All three double bedrooms are upstairs. There is a full bathroom on the ground floor and another upstairs.

How does parking and access work?

Each single garage opens onto the 6.5-metre shared access court. The eastern turning head is kept clear. Ask for the proposed title, access and shared-maintenance information.

Can I choose different finishes?

Discuss any requested changes with the selling team. A change should be agreed and recorded in the relevant plans, specification and contract documents.

When would the home be ready?

Request the project programme and the timing provisions in the proposed contract. Confirm what those dates mean with your advisers.

What should I request before committing?

The full home-specific plans and specification, proposed title and access information, sale and purchase agreement, and the details of any shared areas or ongoing obligations.



YOUR NEXT STEP

Your next chapter starts here.

Explore the homes, review the plans and tell us which home interests you.

VIEW THE HOMES & REGISTER INTEREST