

BROOKSFIELD

Lot 80 - Earlsbrook Lincoln

A standalone cottage



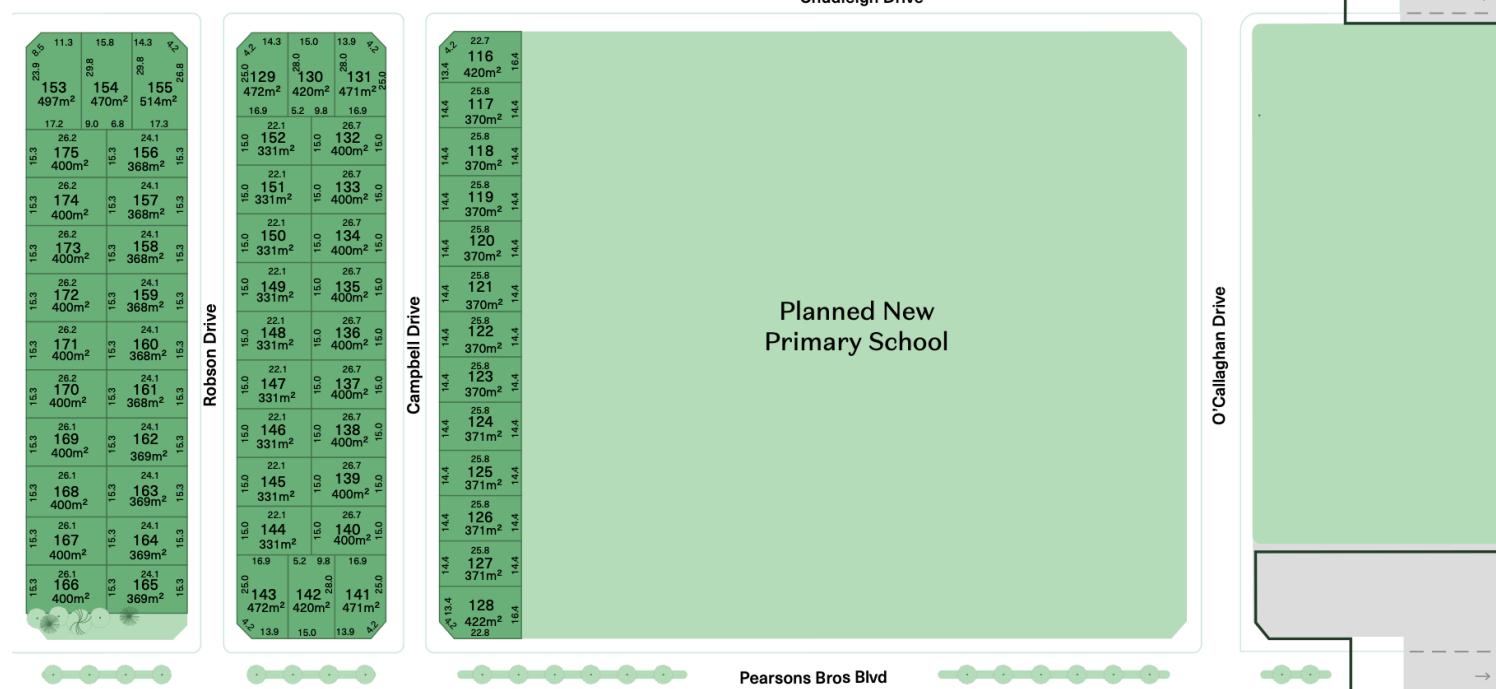
**Artist impression - we sell off the plans*

BEDROOMS	BATHROOMS	GARAGE	HOUSE SIZE (SQM)	LAND SIZE (SQM)	PRICE
4	2	2	160	406	\$799,000

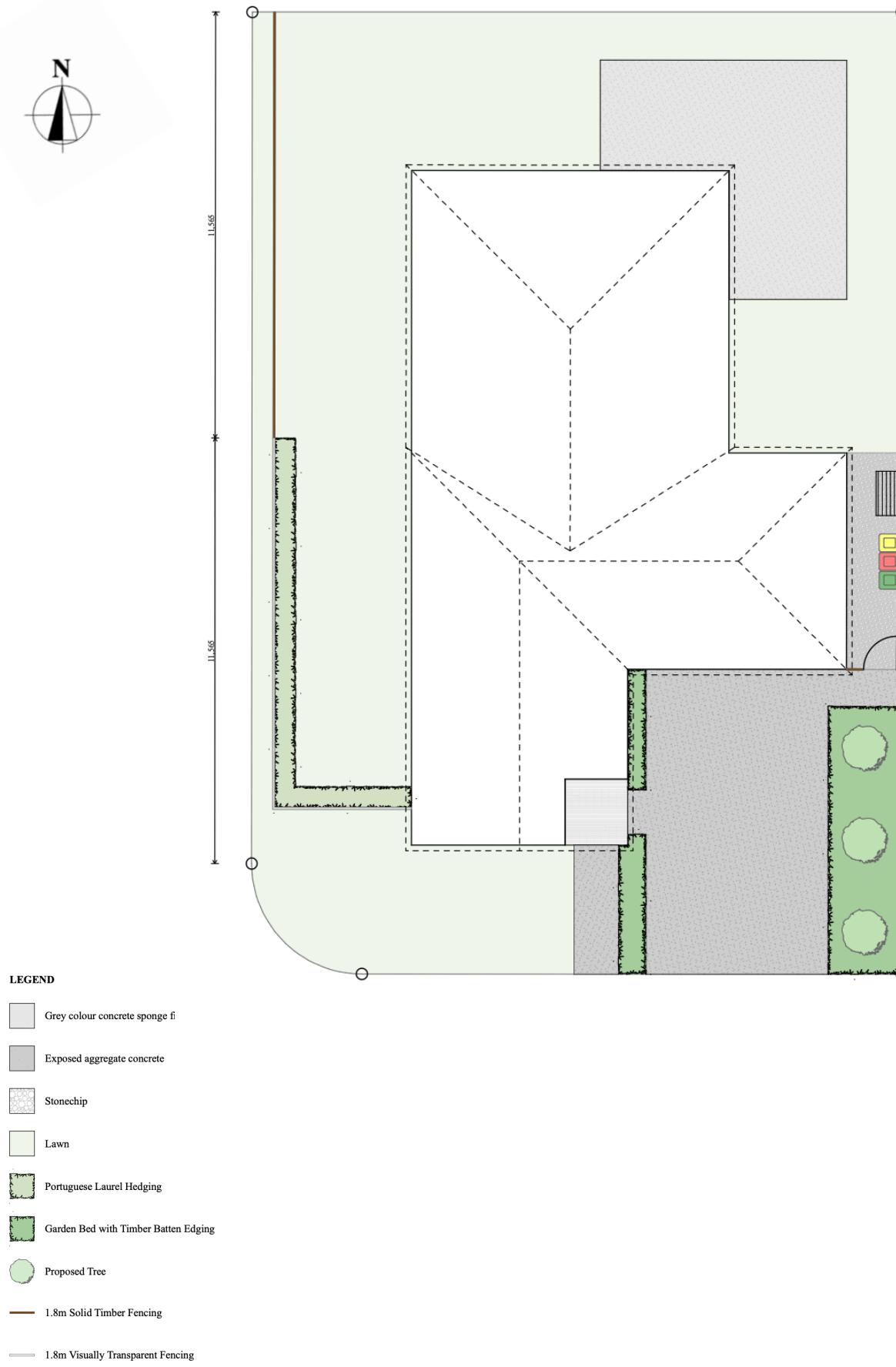
Investors

- 4.6% gross rental yield
- Steady capital growth area - average of 4.13% p.a. increase over the last 10 years

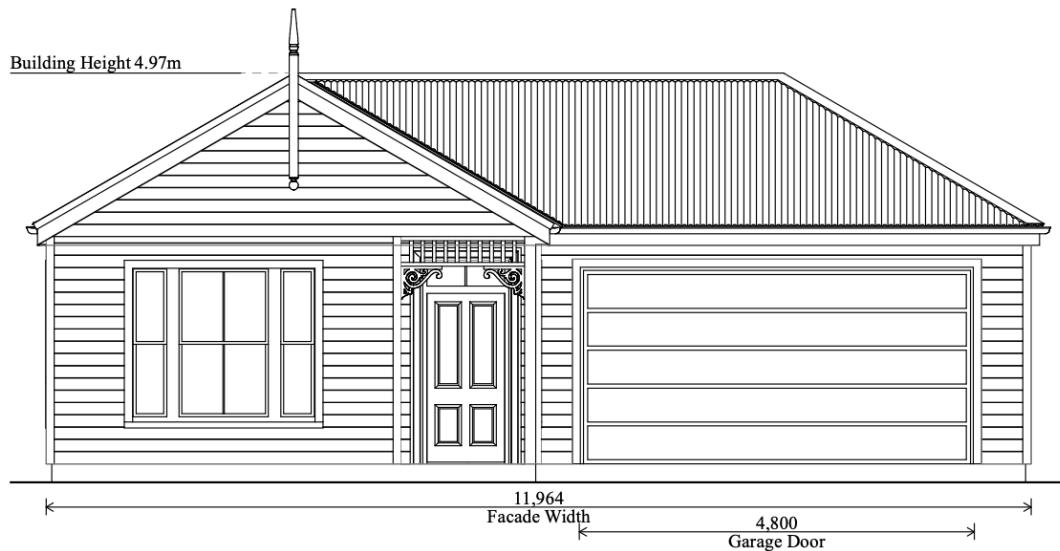
**Source: Core Logic Suburb Reports Lincoln 2025*



Landscape Plan



Elevations



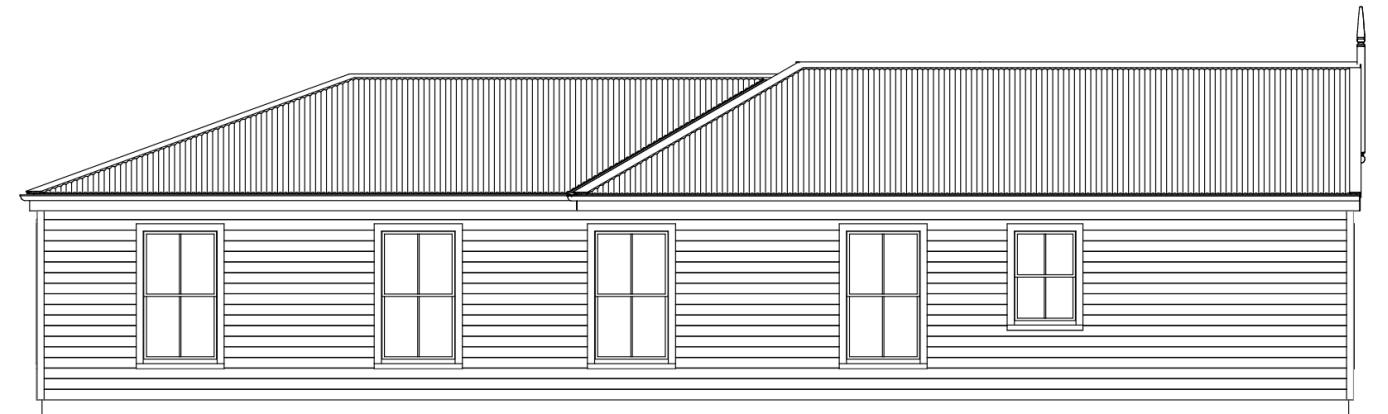
South Elevation



Elevations



North Elevation

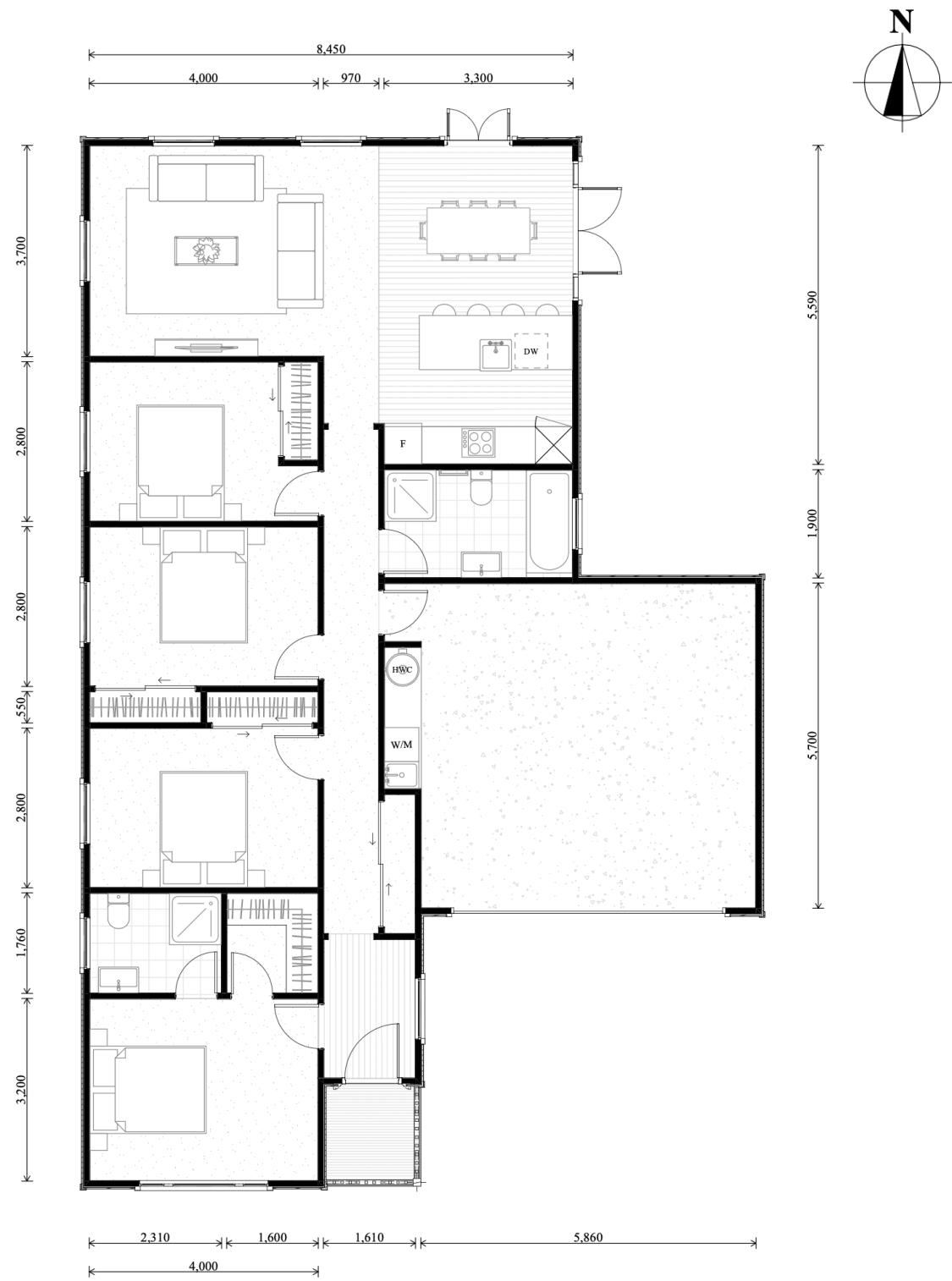


West Elevation

Floor Plans – Lot 79



4 2 2 160 sqm



Standard Spec

**Pictured above**

1. Carpet: Urban Collection	8. Walls: Quarter Merino
2. Kitchen/Bathroom Tapware: Argent Pace	Bathroom
3. Kitchen/Entrance Floor: Urban Collection Noble Vinyl Tile Look	Shower: Stylus Basis Round Rail Shower
4. Kitchen Handles & Knobs: Versailles Satin Black	Heated Towel Rail: Heirloom Genesis
5. Bathroom Floor: Urban Collection Noble Vinyl	Heater: Weiss FH24SS
6. Splash Back: White subway tile	
7. Ceilings: Quarter Merino	

Appliances and Chattels

Oven:
Bosch Series 4 HBA534BS3A

Cooktop:
Bosch Induction Series 4
60cm PUE611BB5H

Dishwasher:
F&P Tall Single Dishdrawer
Series 7 DD60SCTX9

Range Hood:
Bosch Canopy Range Hood
DWB65BC50A

Heat Pump:
Mitsubishi/Fujitsu/Daikin
Exceeds healthy homes
standards

Smoke Alarms

Window Furnishings

Living Area Blinds:
Roller blinds

Bedroom Blinds:
Roller blinds



BROOKSFIELD SPECIFICATION AND COLOURS

Development: Lot 80 Earlsbrook, Lincoln

Roof & Gutters

- Roof Colour: Permanent Green
- Gable/ Bargeboard: Cloud
- Fascia Colour: Cloud
- Gutter Colour: Permanent Green
- Downpipe Colours: Cloud

Exterior Joinery

- Alu Joinery (patio doors): Appliance White
- Front Door Style: Alu T & G
- Front Door Colour: Permanent Green
- Garage Pedestrian Door Colour: Permanent Green
- Window Style: Aluminium
- Window Colour: White
- Mailbox Slot: Home 1 at the end of driveway
- Garage Door Colour: Permanent Green

Appliances

- Hob: Bosch Series 4 60cm Induction Hob PUE611BB5H
- Oven: Bosch 7 Function Oven HBA534BS3A
- Dishdraw: Bosch Series 2 Built Under Dishwasher SMU2ITS01A
- Rangehood: Bosch 60 pull-out rangehood DWB65BC50A

Dwelling Cladding & Paint Colours

- Cladding Type: Weatherboards
- Weatherboard Colour: Shadow White
- Window Cills: Resene Half Black White
- Window Trims: Resene Half Black White
- Door Trims: Resene Half Black White
- Boxing: Resene Half Black White
- Soffits: Resene Half Black White
- Verandah Poles and Fretwork: Resene Half Black White
- Finial: Resene Half Black White
- Garage Door Revals: Resene Half Black White

Internal Trims & Paint Colours

65mm x 12 bevelled edge standard skirtings and archs.

Internal Standard Paint Colours:

- Internal Doors: Quarter Merino Semi-Gloss
- Walls: Resene Half Merino
- Ceilings: Quarter Merino
- Skirting Boards: Quarter Merino
- Architraves: Quarter Merino

BROOKSFIELD

Standard Spec

*Photos from other Brooksfield builds. Details will not be the same.





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At Brooksfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

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- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management Residents Assoc.
Accounts & Administration



0800 548 454



www.brooksfield.co.nz



pm@brooksfield.co.nz



Your Rental Appraisal

20 October 2025

Address: Earlsbrook Lincoln

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing concept plans of the property, I believe a fair market rent would be between **\$650 - \$700 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



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Brooksfield

Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:
(a) to proceed forward by making a conditional offer.
(b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

B R O O K S F I E L D



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0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz