



presents

570-572 Madras Street



# Your home in the heart of the city.

Take your place in vibrant St Albans, where peaceful, leafy streets meet the energy of inner city living. These six architecturally designed townhouses bring together urban style, private gardens and garaging — amenities not often found this close to the CBD. With Homestar 6 certification, each home delivers comfort, energy efficiency and long-term value, perfect for owner-occupiers and investors alike.



construction

570-572 Madras Street

## General information

	Bedrooms	Bathrooms	Garage	Land Area	Size	Price
Home #1	3	2.5	Yes	123m2	188m2	\$775,000
Home #2	3	2.5	Yes	123m2	142m2	\$775,000
Home #3	3	2.5	Yes	123m2	141m2	\$775,000
Home #4	3	2.5	Yes	123m2	141m2	\$775,000
Home #5	3	2.5	Yes	123m2	140m2	\$775,000
Home #6	3	2.5	Yes	133m2	168m2	\$775,000

## Build timeframes



## Contemporary inner city living, with private gardens and garaging

Designed for comfort, practicality and style, these future-friendly townhouses provide exceptional living within a compact urban footprint. Clean modernist lines and a diversity of materials give the homes a naturally inviting feel, while inside, the layouts prioritise space, light and ease of living.

Open-plan living areas are bright and generous, with large bi-fold doors creating a seamless flow between indoors and private garden spaces. Timber detailing adds warmth and texture where it's most appreciated, while skylights, higher ceilings (2.55 metres downstairs) and generous glazing create a sense of openness throughout.

Each home offers the convenience of a ground floor guest toilet, while bathrooms upstairs are lit from overhead skylights. Generous built-in wardrobes provide plenty of storage for the fashion-conscious urbanite, and a natural, light-toned palette provides the perfect backdrop for individual flair. Clad in durable, low-maintenance materials, these homes are built to last and easy to live in.

Smart thermal design is evident across both levels, with Homestar 6 certification and two heat pumps ensuring enhanced year-round comfort both upstairs and down. Positive pressure ventilation means the homes will stay dry – a breath of fresh air!

## A cut above: Homestar 6

### What is Homestar 6?

Homestar is an independent rating tool that assesses the health, efficiency and sustainability of homes. Certified to a Homestar 6 rating, these six townhouses exceed the usual building standards, are more eco-friendly in their design and construction, and provide better energy efficiency.

### Comfortable year-round – by design

In order to meet Homestar 6 requirements, each home has been thermally modelled to ensure it stays warm in winter and avoids overheating in summer – a common complaint in many two-storey townhouses. To take things further, upstairs air conditioning has been included as a standard feature, keeping you comfortable through every season.

### Live better, pay less

Thanks to their Homestar 6 rating, the homes at 570-572 Madras Street qualify for ANZ's Healthy Home Loans package. This offers a discount of up to 1% off the interest rate of your mortgage (subject to ANZ eligibility and lending criteria). Not only will your home be warmer, healthier and cheaper to run, you'll have the potential to save tens of thousands off your mortgage.

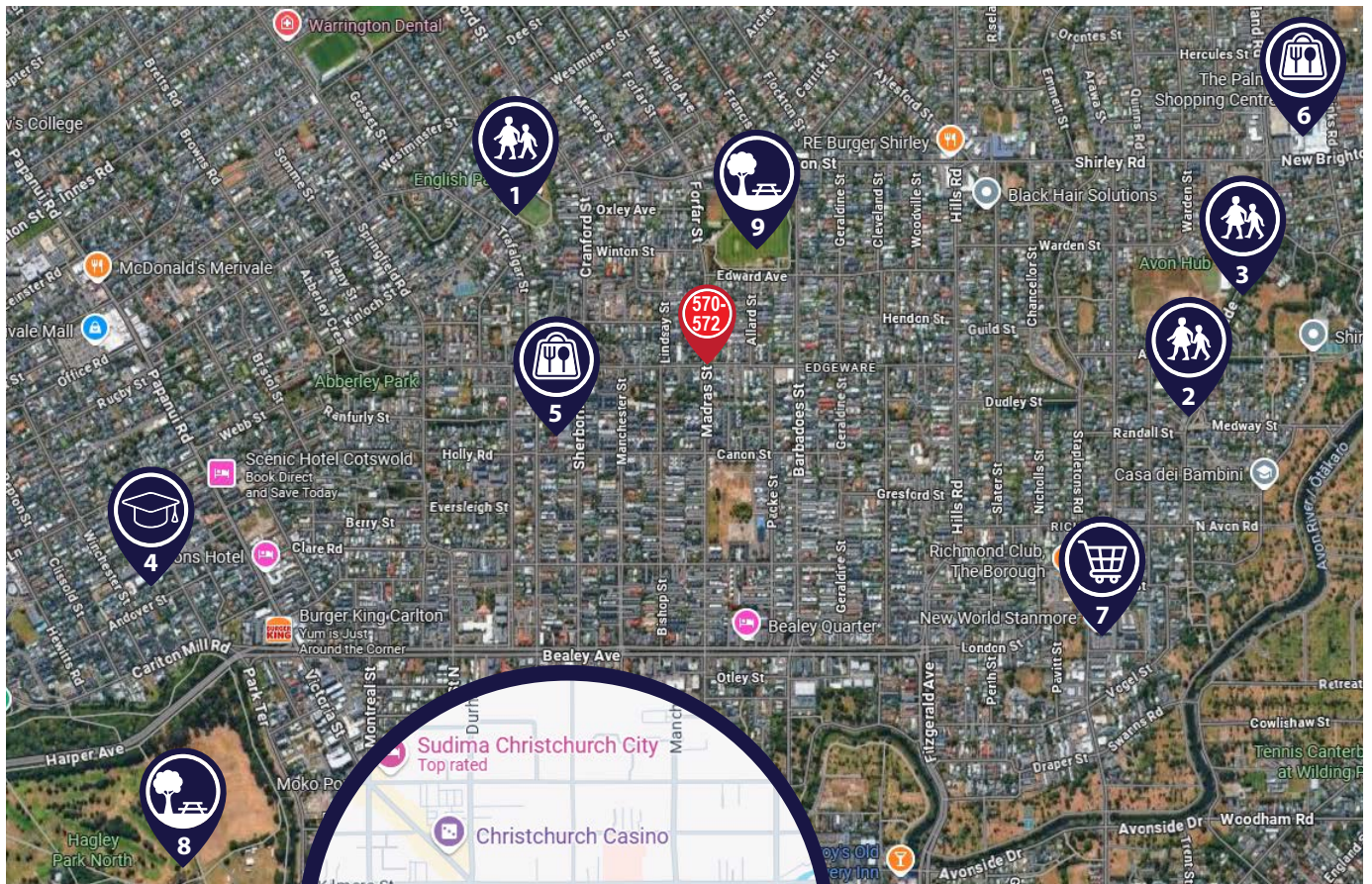
For more information, please contact Anthony O'Connell, Mobile Mortgage Manager, ANZ Bank.  
Anthony.O'Connell@anz.com | 027 457 5881

# Location

*Perfectly placed for work, life, and everything in between.*

St Albans is one of Christchurch's most diverse and well-connected inner city suburbs. Just a short walk from the CBD, it offers a sought-after combination of leafy neighbourhood parks, great schools, and easy access to the city's growing menu of attractions.

Walk, bike or scooter to work, explore local hotspots, and enjoy everything the city has to offer. With live gigs and galleries, late-night eateries and big-ticket events all vying for your attention, you'll never be short of ways to fill your time.



1. St Albans School
2. Banks Ave School
3. Shirley Intermediate
4. St Margaret's College
5. Edgeware Village
6. The Palms
7. New World
8. Hagley Park
9. St Albans Park
10. Christchurch CBD



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# Plans and Renders



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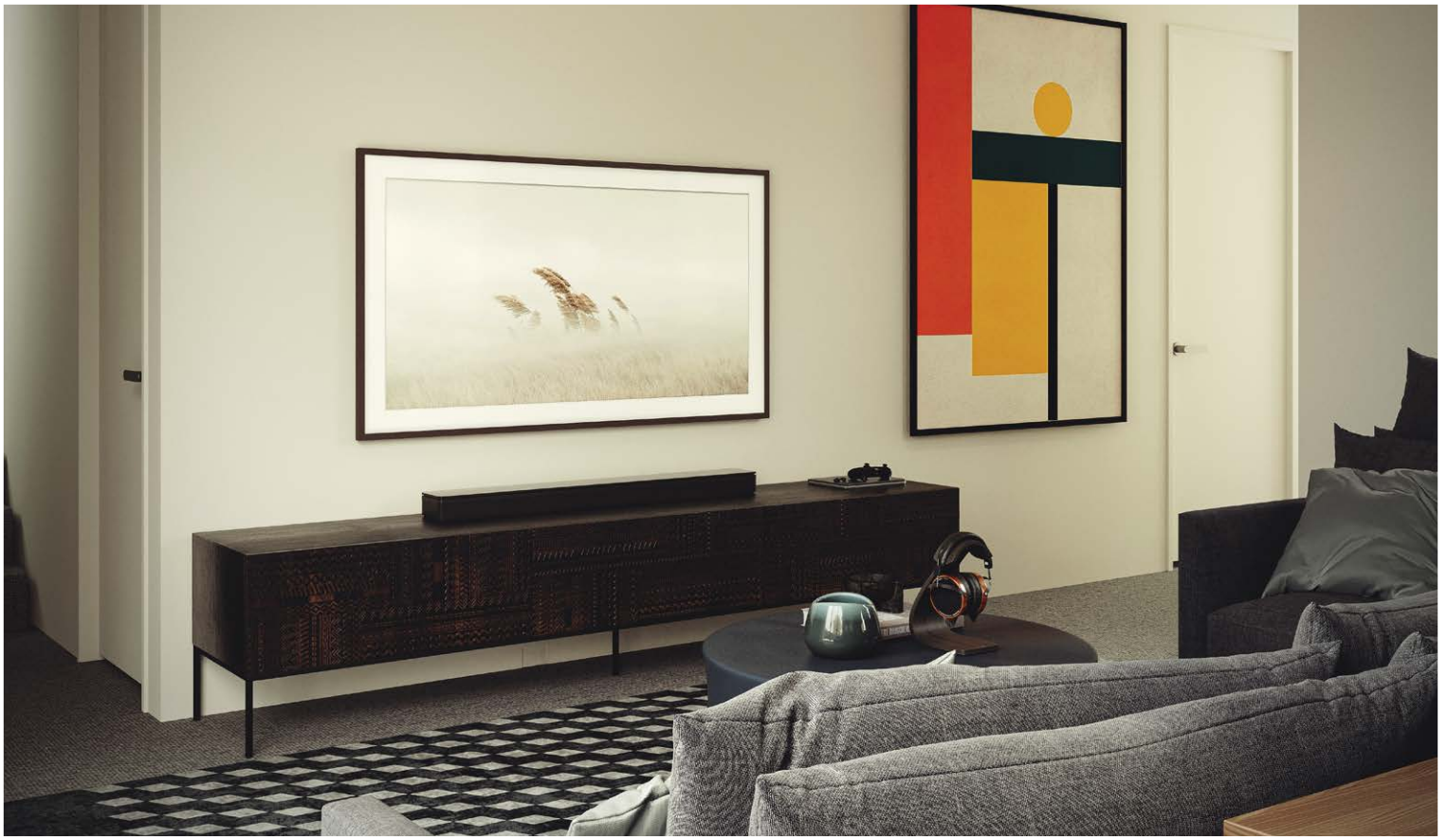
570-572 Madras Street



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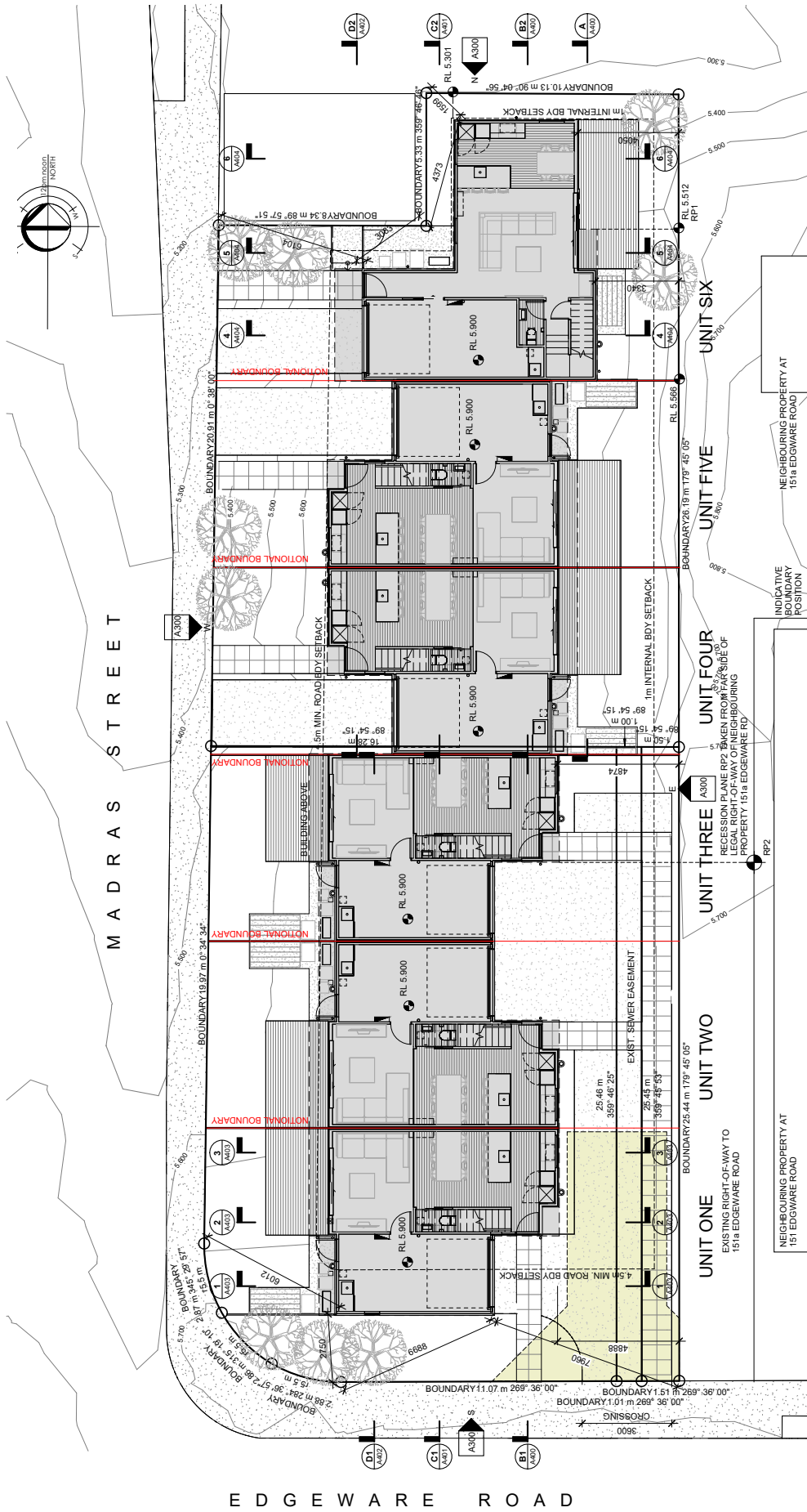






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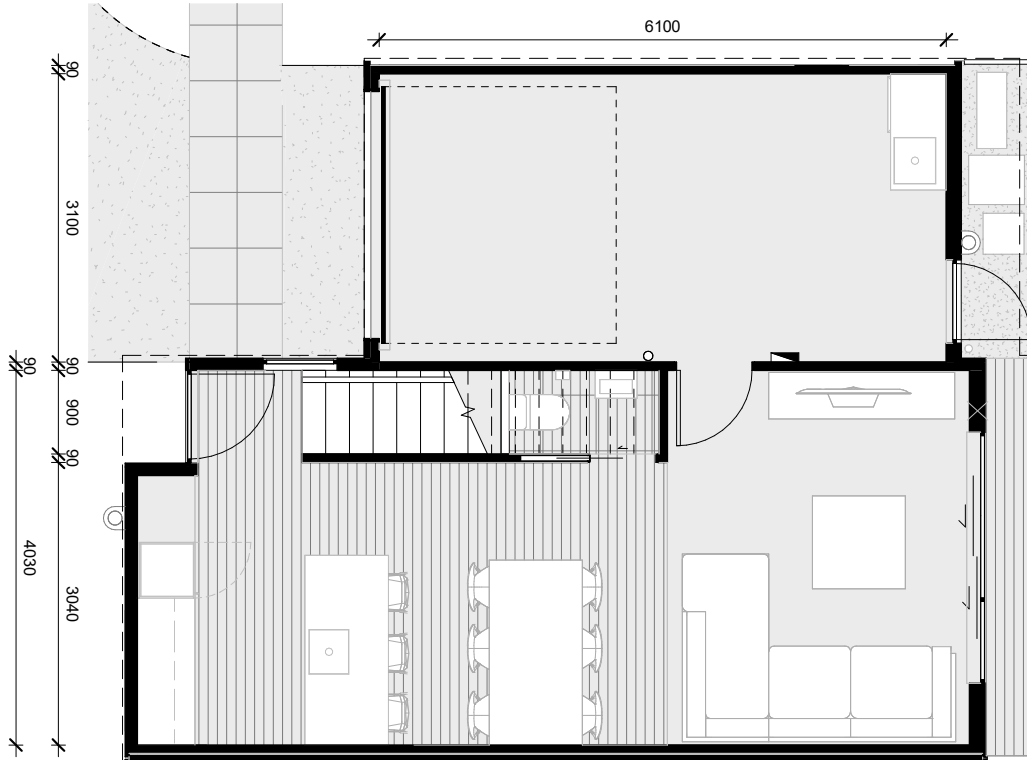
570-572 Madras Street



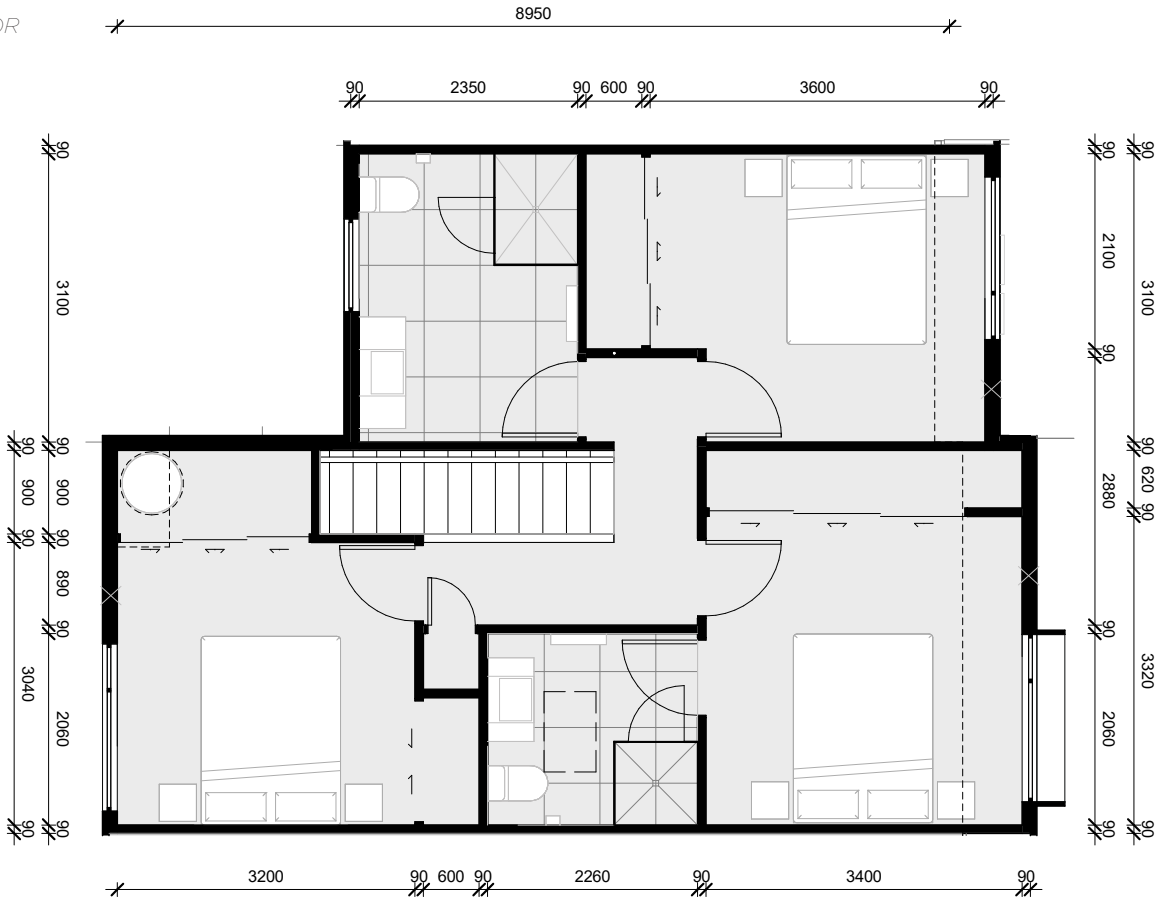
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570-572 Madras Street

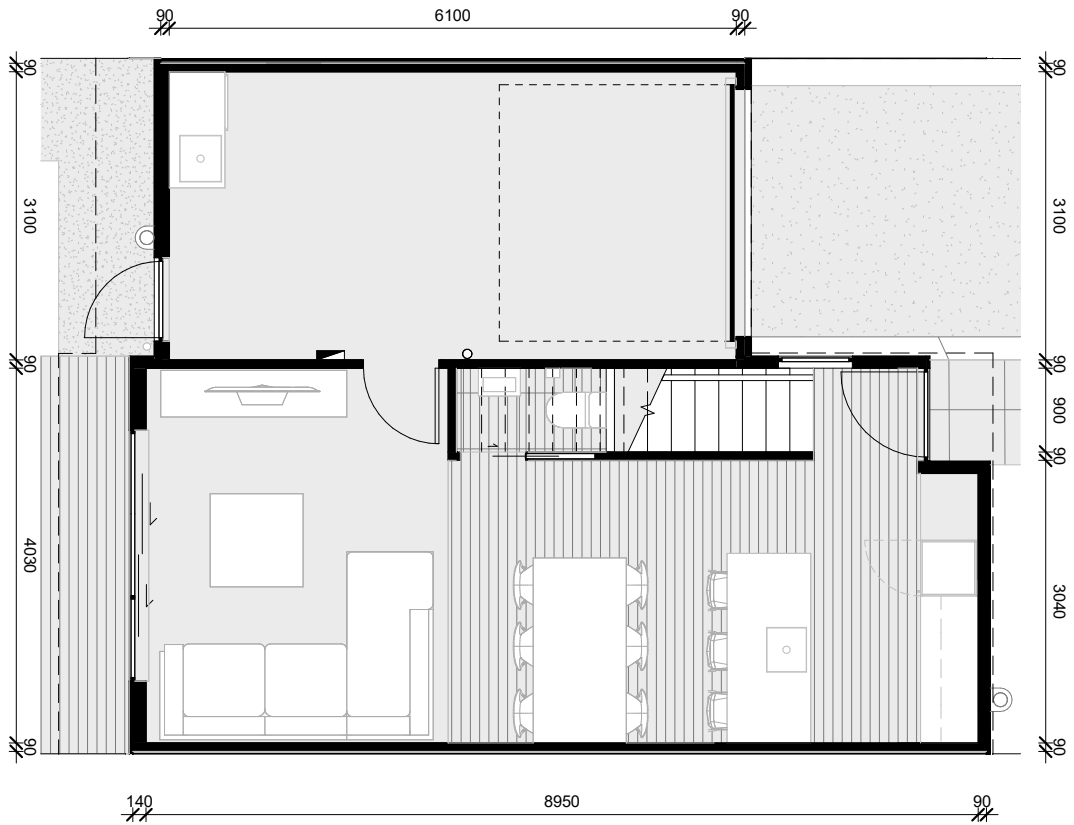
GROUND FLOOR  
UNITS 1-3



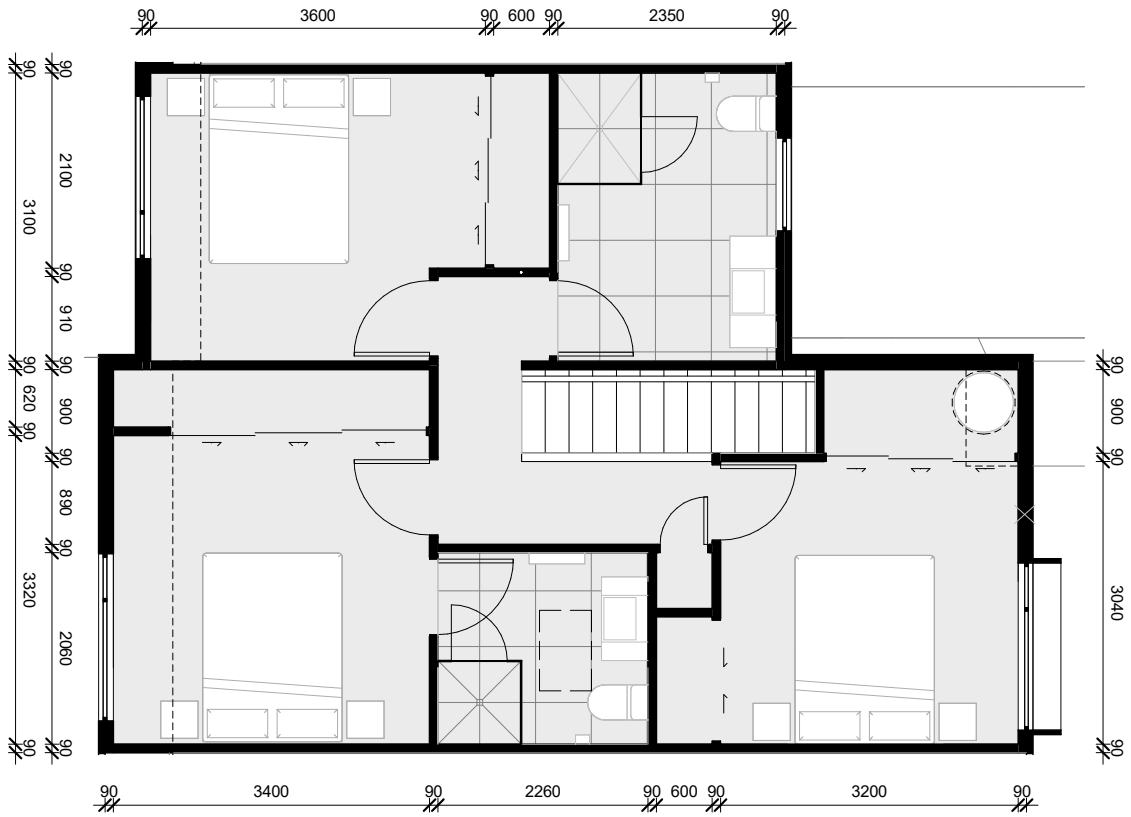
FIRST FLOOR  
UNITS 1-3



GROUND FLOOR  
UNITS 4&5



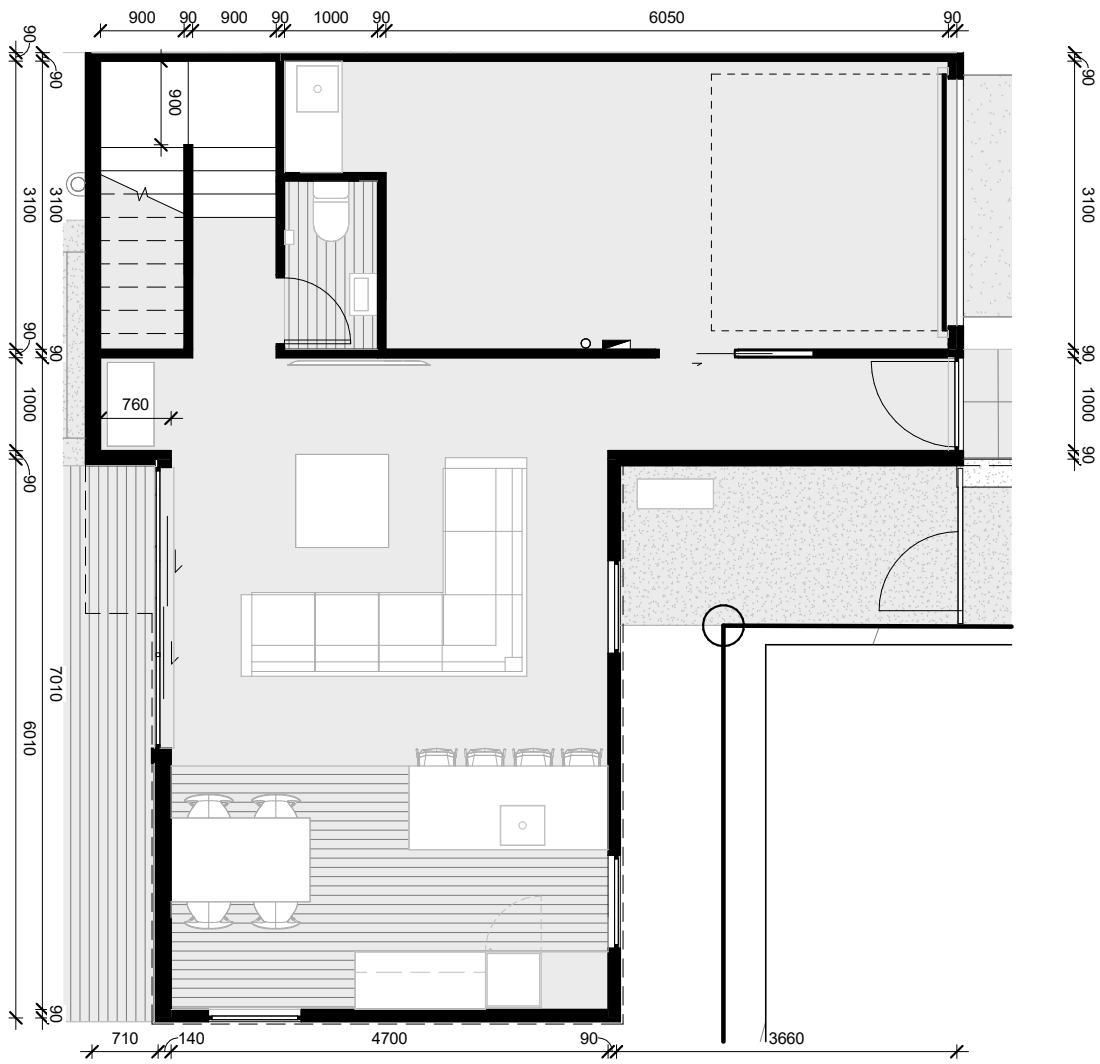
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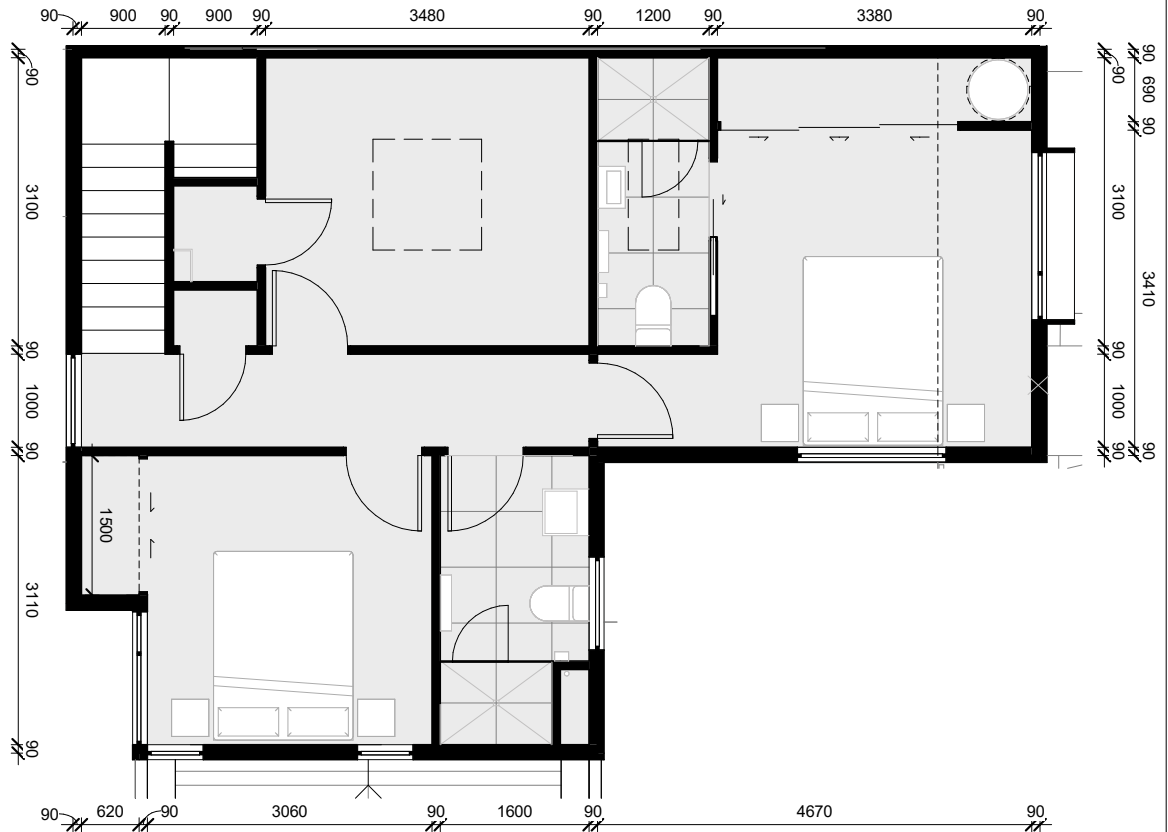
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570-572 Madras Street

GROUND FLOOR  
UNIT 6



FIRST FLOOR  
UNIT 6



# Specifications



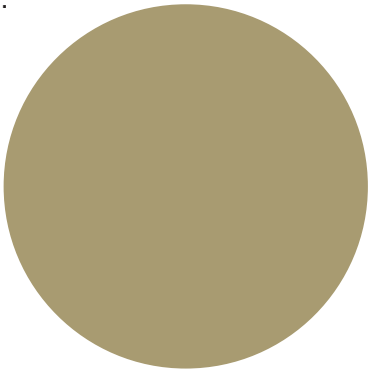
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## General

	<b>Floor slab:</b>	Ribraft with Insulfound perimeter and under slab insulation.
	<b>Roofing:</b>	Coloursteel .40 - T Rib colour Lichen (not visible - parapet)
1.	<b>Fascia and Gutter:</b>	Coloursteel .55 - Lichen
	<b>Exterior cladding - plaster</b>	50mm AAC panel - Coloursteel Titania colour
2.	<b>Exterior cladding - metal</b>	Dimond Heritage Tray - Coloursteel Lichen
3.	<b>Feature cladding - timber</b>	Vertical shiplap timber weatherboard
	<b>Windows:</b>	First Windows Thermal Suite. Colour Lichen.
	<b>Insulation:</b>	R2.6 to walls, R7.0 to ceilings
	<b>Interior Linings</b>	10mm / 13mm Gib
	<b>Ground floor ceiling height:</b>	2.55m
	<b>First floor ceiling height</b>	2.4m
	<b>Building Wrap:</b>	Masons Uni Wrap
	<b>Exterior landscaping:</b>	As per site plan
	<b>Curtains and blinds:</b>	TBC
	<b>Garage Door:</b>	Apex insulated garage door with Merlin automatic opener

1.

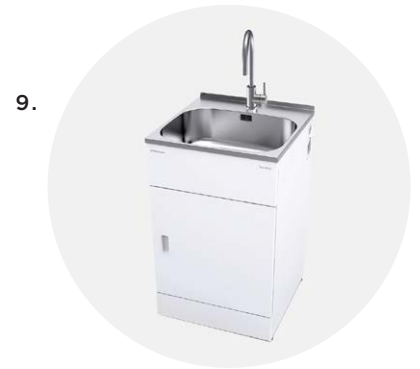


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3.



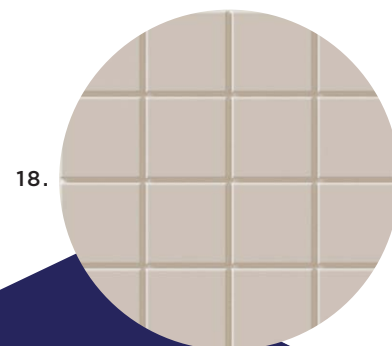
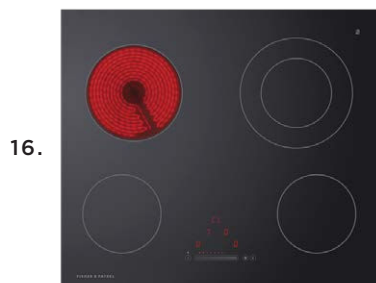
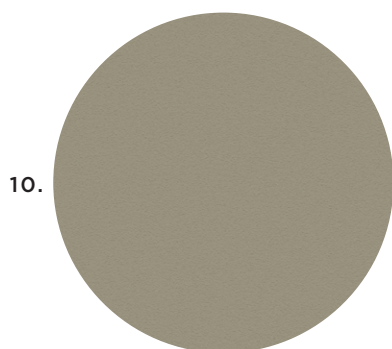


## Interior

3.	<b>Flooring - Carpet:</b>	Inner Urban extra heavy duty 38oz nylon, colour Deep Night
4.	<b>Door Handles:</b>	Schlage Medio Alba - Satin Chrome
5.	<b>Ceilings + Trims</b>	Paint Resene Half Rice Cake
6.	<b>Wall Paint:</b>	Resene Rice Cake
	<b>Wardrobes:</b>	Ezirobe Shelf & Rail - White
7.	<b>Electrical Switchgear:</b>	Vynco Home - White
	<b>Heat Pump:</b>	5.4kw hi wall to living area & hi-wall mounted 3.5kw to upstairs
8.	<b>Lighting:</b>	Ambius Downlights - White
	<b>Exterior Lighting</b>	Simx sensor lights to front entry and deck
9.	<b>Laundry:</b>	Robinhood tub 600mm

# Kitchen

10.	Joinery - prep / sink side	Laminex Formica Possum 5343 Natural Finish
11.	Joinery - pantry / fridge side	Prime Melamine Tahoe Walnut Timberland
12.	Benchtop:	Lucino Classic Coral Reef engineered stone
13.	Handles:	Elite Hardware Electra Stainless
14.	Flooring:	Godfrey Hirst Fika Truncus Oak
15.	Oven:	Fisher and Paykel 60cm 6 function oven (SKU OB60SC6CEX3)
16.	Hob:	Fisher and Paykel 60cm ceramic hob (SKU CE604DTB1)
	Rangehood:	Arisit 60cm Canopy Rangehood
	Dishwasher:	Fisher and Paykel Freestanding Dishwasher (SKU DW60FC2X2)
17.	Sink tapware:	ABI Eden Square Kitchen Mixer - Gunmetal
18.	Tiles:	Raster Grid S Chalk 15





## Bathroom

	Hot Water Cylinder	180L cylinder
	Vanity:	Robertson Sicuro Vanity with Vessel Basin - Smoky Oak
19.	Basin Mixer:	ABI Elysian Basin Mixer Gunmetal
	Shower:	Tiled shower with frameless glass door
20.	Tiles - floor and shower	Promenado Elite Natural 600x600mm
21.	Storage:	900mm width mirror cabinet - 3 doors
22.	Shower Mixer:	ABI Elysian Shower Mixer Gunmetal
23.	Shower:	ABI Finley Shower Rail Gunmetal
24.	Toilet:	LeVivi Marbella
	Heater:	Goldair fan heater
	Extractor:	Simx 150mm extractor

## Downstairs Toilet

25.	<b>Basin:</b>	Duravit D'code Handrinse Basin
26.	<b>Basin Mixer:</b>	ABI Elysian Basin Mixer Gunmetal
27.	<b>Toilet:</b>	LeVivi Marbella
	<b>Extractor:</b>	Simx 150mm extractor

25.



26.



27.





# About KR Construction



construction

570-572 Madras Street



KR Construction is a Christchurch based construction and property development company, established in 2021.

We specialise in new home builds and multi-unit property developments across the South Island, with a focus on delivering architecturally designed, energy efficient homes.

We are proud members of:



## Why choose us?

*We are builders as well as property developers.*

We will be the ones building your home, rather than contracting it out to the cheapest company we can find. Our own licensed building practitioner staff oversee the construction process from start to finish.

*We are experienced.*

We have designed and built over 120 new homes and successfully completed property development projects worth a combined total of \$65 million since our establishment in 2021.

*We are focused on quality.*

Our key focus is on delivering high performance, design-led homes that are healthy and comfortable places to live.

*We prioritise good design.*

Our homes are designed by qualified architects who have an in-depth understanding of Homestar standards and sustainable building materials, techniques and performance.

*We build for people.*

We believe property development is done best when it is people-driven, rather than profit-driven. We think long term and consider the big picture to create homes that will be loved and valued for generations

## Meet our Team

At KR Construction, our dedicated team combines expertise, innovation, and craftsmanship to deliver exceptional results. As new home builders, multi-unit development builders, and custom home builders, we are committed to bringing your vision to life. With a focus on quality, communication, and client satisfaction, our experienced professionals ensure your project is delivered on time, on budget, and to the highest standard.



**Dan Richardson -**  
**Construction and Development Director**  
BA (Hons), Grad Dip PM

With over 12 years of experience as a construction and development project manager, Dan has overall responsibility for the company's day to day operations. He has previously worked for the South Island's largest social housing trust and has managed large scale property development projects. He has a strong belief in completing comprehensive due diligence and project feasibility analysis, to ensure that all development projects are viable from day one.



**Ta Karati -**  
**Property Director**

Ta is responsible for all of KR Group's property acquisition and sales, and he has his finger on the pulse when it comes to the Canterbury property market. He has been both a successful real estate agent for over 15 years, and a property investor with a personal investment portfolio across the South Island. Ta is also a director of the construction company Strutco Contracting Limited, which mainly focuses on civil and excavation work.



**Stewart Donaldson -**  
**Construction Manager**  
Licensed Building Practitioner (Carpentry)

Stu manages all on-site construction works. A qualified builder with over 25 years experience on the tools, Stu takes pride in his attention to detail, and ensuring all workmanship is up to standard. He is committed to ensuring all projects are delivered on time and on budget.



**Rohan Collett -**  
**Architect**  
BArch (Hons), NZIA

Rohan is the founding director of **Rohan Collett Architects**, a full-service, NZIA award-winning practice based in Christchurch, New Zealand. With over 20 years of experience, he has delivered a diverse range of residential, multi-residential, and commercial projects throughout New Zealand. His work reflects a commitment to architectural solutions that are aesthetically elevated, functionally efficient, experientially enriching, and environmentally conscious. Rohan leads his practice with a focus on creating innovative, thoughtful, healthy, and high-performing buildings that enhance lives.

570-572 Madras Street, St Albans, Canterbury

### Who will rent this investment?

The tenant pool we are currently seeing rent in the area is, but not limited to professional couples, small families, families, or professional flatmates.

Tenants want brand new or near new low/maintenance properties over existing properties, as they want to spend their weekends enjoying their home and not maintaining extensive lawns and gardens, they prefer a low-maintenance home.



**Tom Greene**  
Opes Property Management

# Rental Appraisal

1 July 2025

**570-572 Madras Street, St Albans, Saint Albans**



3 Bedrooms



2.5 Bathrooms



Refer to schedule

New builds with quality fixtures and fittings. All townhouses have an open plan kitchen and living leading to a private courtyard.

Depending on the rental market at the time, for a long term rental agreement we would expect to achieve:

**Lot 1 - 3 | \$640 - \$670 per week**

**Lot 4 & 5 | \$650 - \$680 per week**

Please note that we assessed these rents from concept plans only.

Our team at Opes Property Management are experienced, well informed, and motivated.

We aim to achieve the best possible outcome for our clients.

### Just so you know

This is a rental estimate. It's based on the market information we had on the day we created it. We looked at the market data and any similar properties that have rented. But, this is not a guarantee that this is the exact rent you will definitely get when you rent the property. Ultimately, the market will dictate what the rent will be. It could be higher, lower, or the same as the figure you see.



### Learn more:

[View our Tenant Tool](#)



**Dan Richardson**

Construction and Development Director

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