



presents

64a Opawa Road

# Four eco-friendly, two-bedroom homes with garages in the popular suburb of Opawa.

We're excited to release four contemporary townhouses to market in the highly sought-after suburb of Opawa. All four homes have been expertly designed to Homestar 6 standards. Made from superior quality materials and designed for comfortable living, these homes offer buyers and investors all the perks: smart design, improved energy efficiency and a future-proofed asset.



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## General information

|         | Bedrooms | Bathrooms | Garage | Size  | Price     |
|---------|----------|-----------|--------|-------|-----------|
| Home #1 | 2        | 1.5       | Yes    | 122m2 | Sold      |
| Home #2 | 2        | 1.5       | Yes    | 112m2 | \$660,000 |
| Home #3 | 2        | 1.5       | Yes    | 112m2 | \$660,000 |
| Home #4 | 2        | 1.5       | Yes    | 104m2 | \$640,000 |

## Build timeframes



## Smart, sophisticated design - at an affordable price

Thoughtfully designed to suit an established neighbourhood, these townhouses offer a high standard of comfort, privacy and contemporary style. Particular attention has been given to the living areas — the spaces where people spend most of their time. Layouts are open and welcoming, with generous indoor-outdoor flow that makes the most of each home's footprint.

Large bi-fold doors fill the living spaces with natural light and open out to private gardens, creating a seamless connection between indoors and out. The kitchens are well-appointed and cleverly integrated, offering both practicality and style.

Upstairs, two well-proportioned bedrooms include ample storage, complemented by a full bathroom and separate linen cupboard. Full length windows and raking ceilings further elevate the sense of space.

Each home has been performance modelled to ensure year-round comfort, with smart thermal design throughout both storeys. Constructed from durable, low-maintenance materials that look superb and stand the test of time, these homes are made for modern living.

## 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 four 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 64a Opawa Road 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



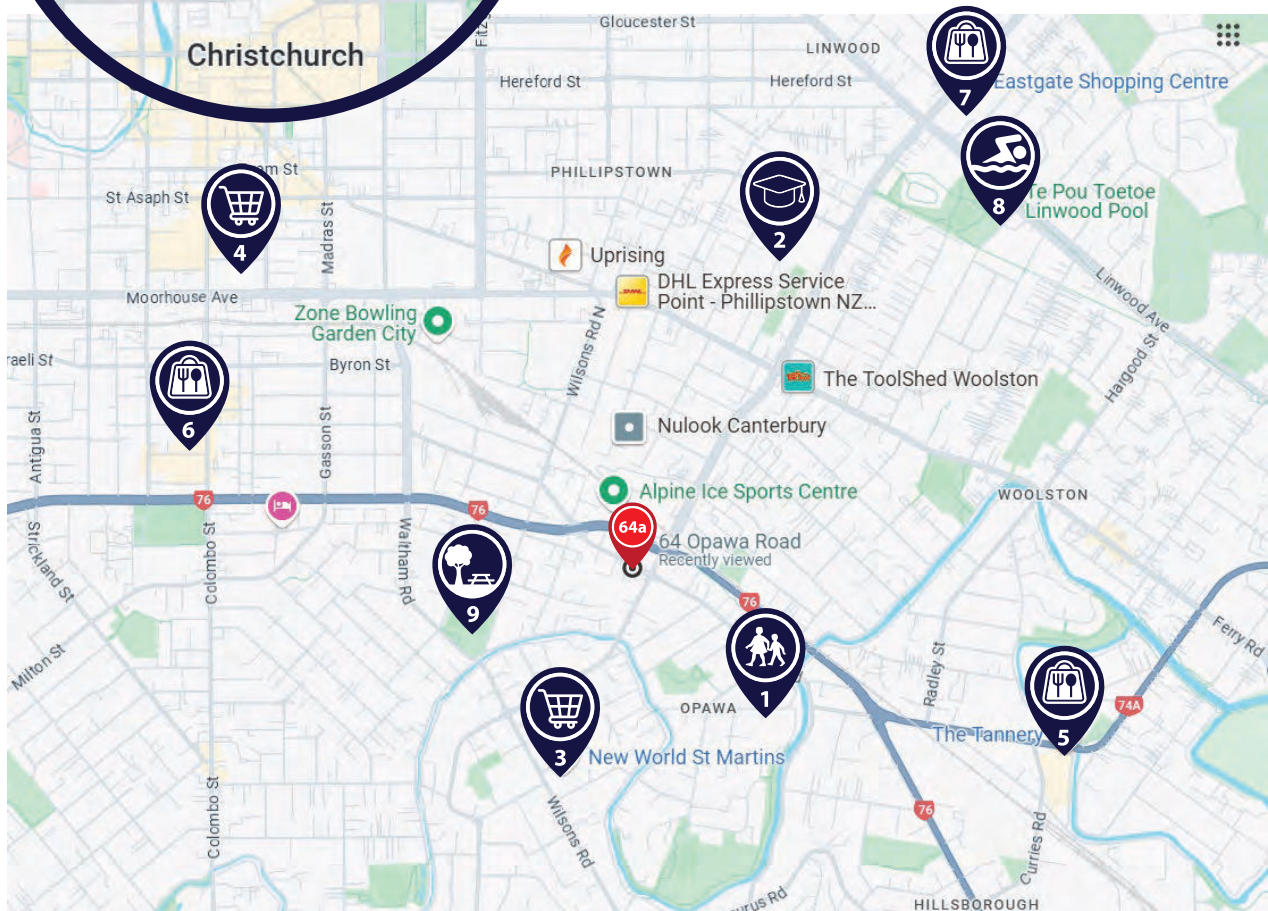
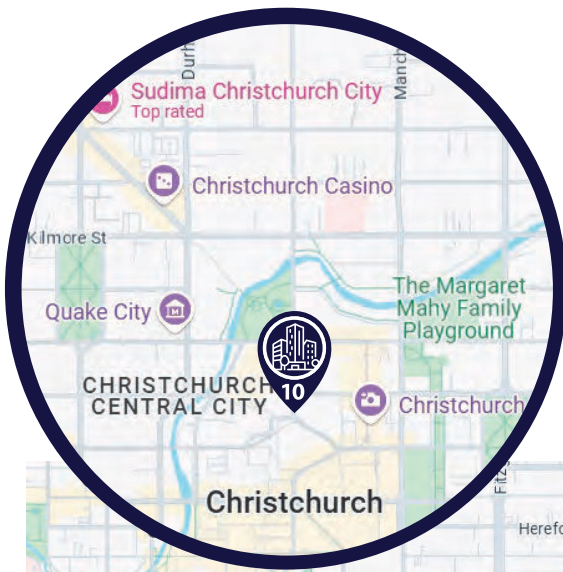
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## Location

The leafy, characterful suburb of Opawa blends natural charm with city convenience. Located just 4 kilometres from central Christchurch, residents enjoy easy access to work, amenities, schools and transport links. Local shops in Opawa, St Martins and the Tannery cater to all your needs, while the nearby Port Hills and Heathcote River offer an abundance of outdoor activities and scenic walks.

The new homes at 64a Opawa Road share their southern and western boundaries with Cardowan, a historically-significant, heritage listed home and garden. With this 2104sqm park-like property next door, buyers can be assured this neighbouring property will not be built out with future development.



1. Opawa School
2. Te Aratai College
3. New World Supermarket
4. Pak N Save Supermarket
5. The Tannery Retail Hub
6. Colombo Shopping Centre
7. Eastgate Shopping Centre
8. Te Pou Toetoe Linwood Pool
9. Waltham Park
10. Christchurch CBD



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# Plans and Renders



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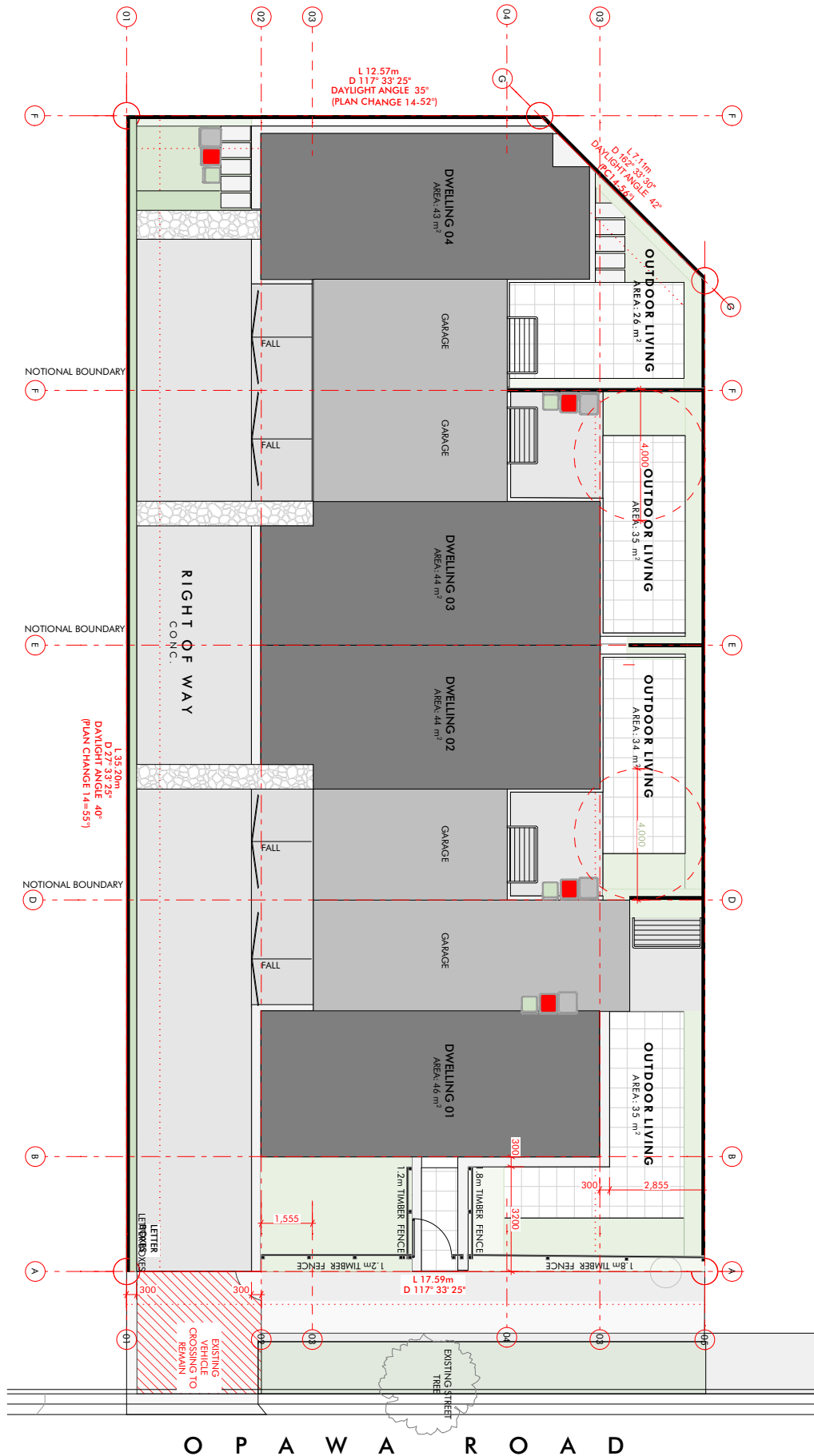
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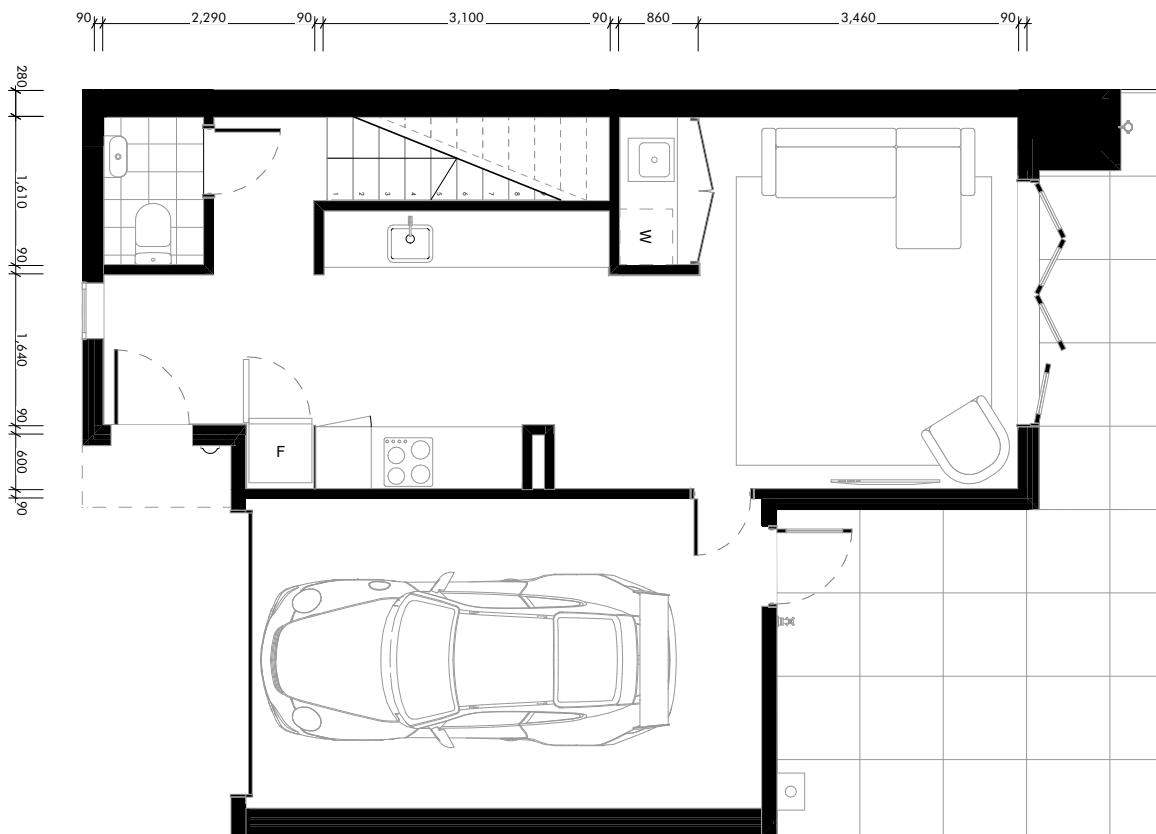




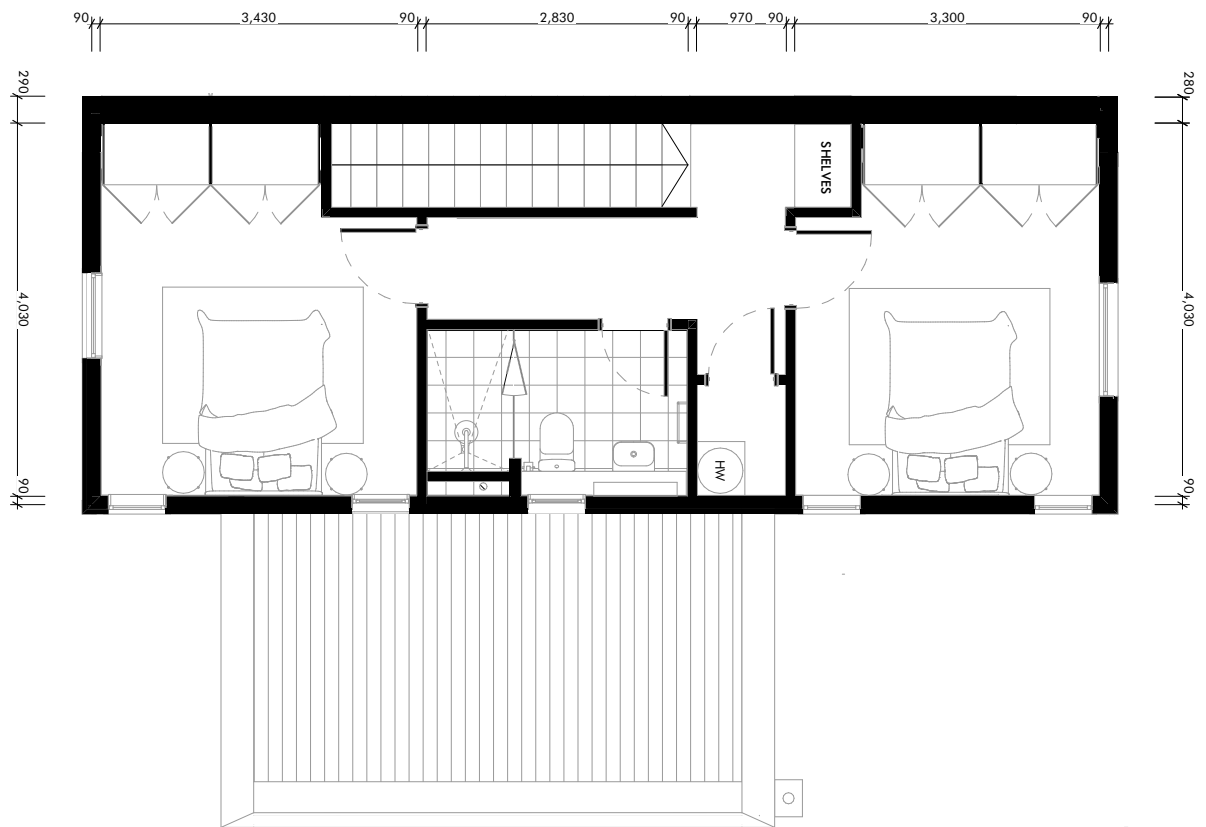
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GROUND FLOOR  
RESIDENCE 02



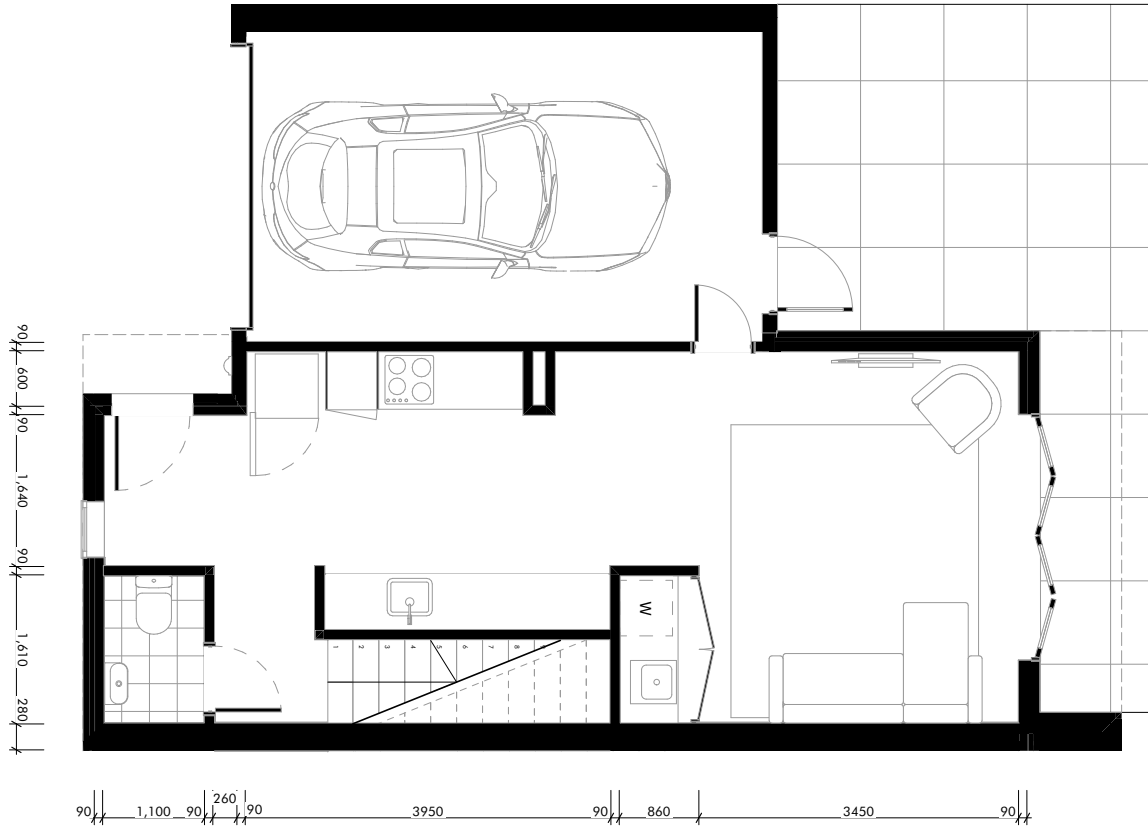
FIRST FLOOR  
RESIDENCE 02



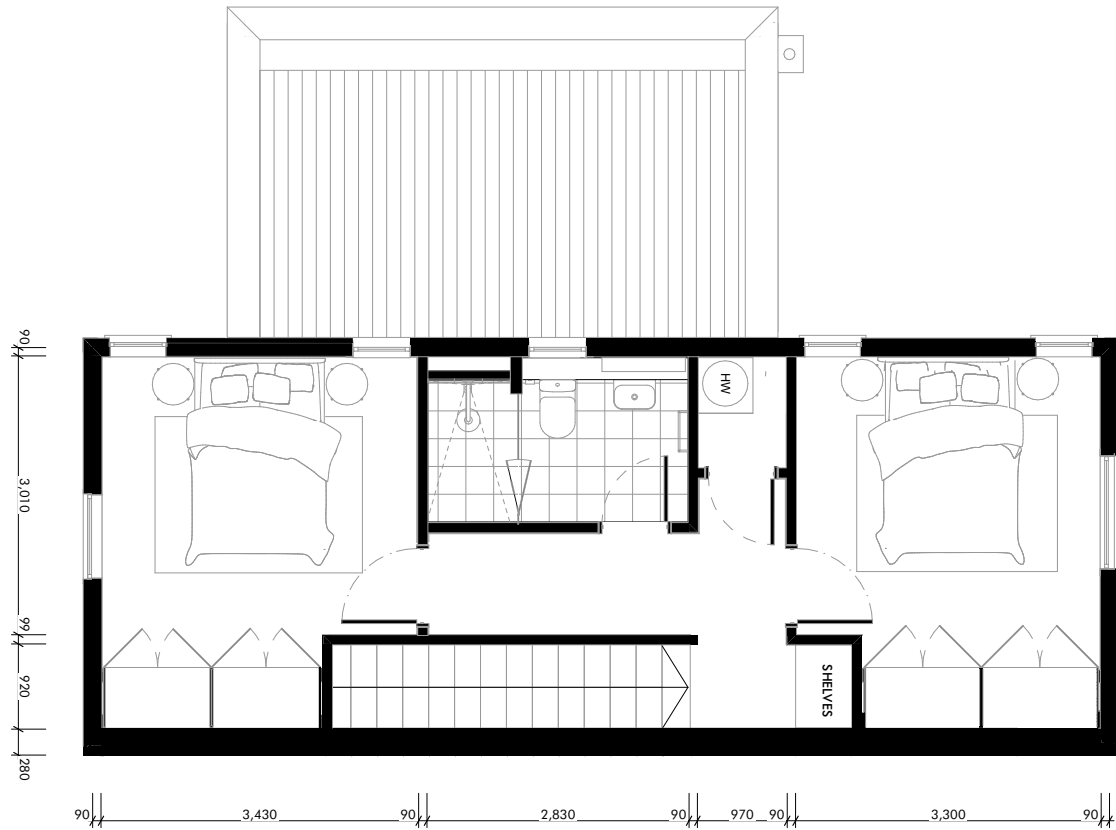
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**GROUND FLOOR  
RESIDENCE 03**



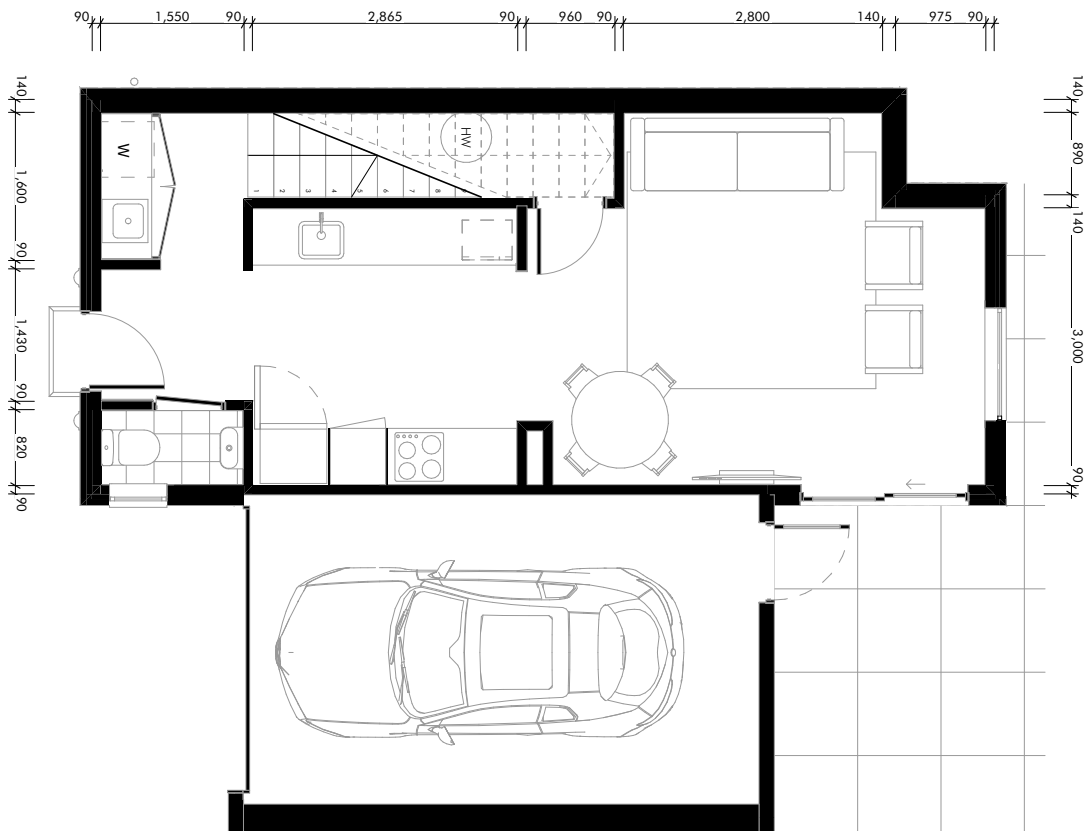
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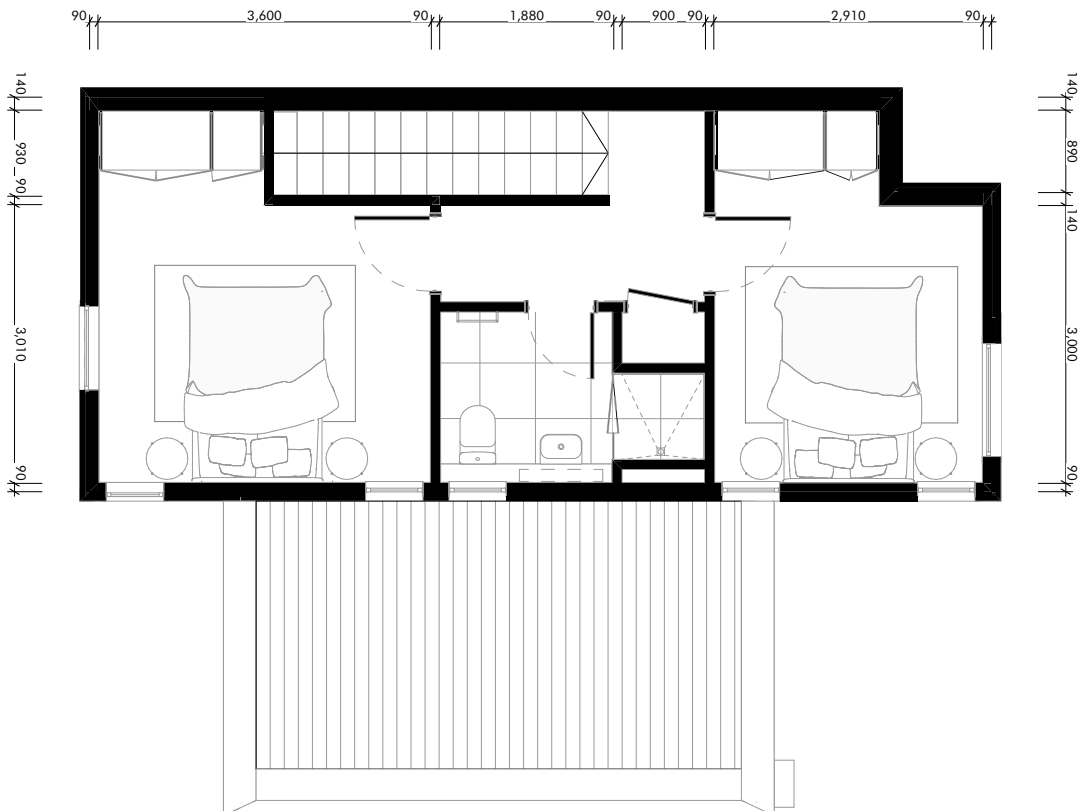
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**GROUND FLOOR  
RESIDENCE 04**



**FIRST FLOOR  
RESIDENCE 04**





# Specifications



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## General

|    |                                   |  |
|----|-----------------------------------|--|
|    | <b>Floor slab:</b>                | Ribraft with Insulfound perimeter and under slab insulation. |
|    | <b>Roofing:</b>                   | Dimon Brownbuilt 900 - Windsor Grey                          |
|    | <b>Fascia and Gutter:</b>         | Dimond .55 - Windsor Grey                                    |
| 1. | <b>Exterior cladding - lower:</b> | Midland Tipico Bobal brick                                   |
| 2. | <b>Exterior cladding - upper:</b> | Dimond Heritage Tray - Windsor Grey                          |
| 3. | <b>Feature cladding (garage):</b> | Hermpac HP55 vertical shiplap cedar 'Benmore'                |
|    | <b>Windows:</b>                   | First Windows Thermal Suite - Windsor Grey                   |
|    | <b>Insulation:</b>                | R2.6 to walls, R7.0 to ceilings                              |
|    | <b>Interior Linings</b>           | 10mm / 13mm Gib  |
|    | <b>Building Wrap:</b>             | Masons Uni Wrap  |
|    | <b>Exterior landscaping:</b>      | As per site plan   |
|    | <b>Curtains and blinds:</b>       | Excluded   |
|    | <b>Garage Door:</b>               | Apex insulated garage door with Merlin automatic opener      |

1.



2.

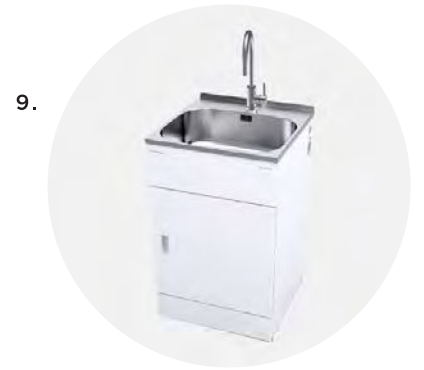
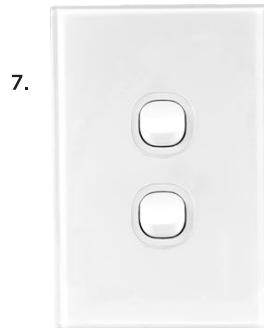


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## Interior

|    |                                |  |
|----|--------------------------------|--|
| 3. | <b>Flooring - Carpet:</b>      | Medium Charcoal Grey - TBC                                       |
| 4. | <b>Door Handles:</b>           | Schlage Medio Alba - Satin Chrome                                |
| 5. | <b>Ceilings + Trims Paint:</b> | 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 Urban white  |
|    | <b>Heat Pump:</b>              | 5.4kw hi wall to living area & hi-wall mounted 3.5kw to upstairs |
|    | <b>Ventilation</b>             | Ducted ventilation and heat recovery                             |
| 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. | <b>Joinery - prep / cupboard side</b> | Laminex Formica Possum 5343 Natural Finish or similar     |
| 11. | <b>Joinery - pantry / fridge side</b> | Prime Melamine Tahoe Walnut Timberland or similar         |
| 12. | <b>Benchtop:</b>                      | Lucino Classic Coral Reef engineered stone or similar     |
| 13. | <b>Handles:</b>                       | Elite Hardware Electra Stainless                          |
| 14. | <b>Flooring:</b>                      | oak look engineered timber                                |
| 15. | <b>Oven:</b>                          | Fisher and Paykel 60cm 6 function oven (SKU OB60SC6CEX3)  |
| 16. | <b>Hob:</b>                           | Fisher and Paykel 60cm ceramic hob (SKU CE604DTB1)        |
|     | <b>Rangehood:</b>                     | Arisit 60cm Canopy Rangehood                              |
|     | <b>Dishwasher:</b>                    | Fisher and Paykel Freestanding Dishwasher (SKU DW60FC2X2) |
| 17. | <b>Sink tapware:</b>                  | ABI Eden Square Kitchen Mixer - Gunmetal                  |
| 18. | <b>Tiles:</b>                         | Raster Grid S Chalk 15                                    |





## Bathroom

|     |                                 |  |
|-----|---------------------------------|--|
|     | <b>Hot Water Cylinder</b>       | 180L cylinder                          |
| 19. | <b>Basin:</b>                   | Duravit D'code Basin                   |
| 20. | <b>Basin Mixer:</b>             | ABI Elysian Basin Mixer Gunmetal       |
|     | <b>Shower:</b>                  | Tiled shower with frameless glass door |
| 21. | <b>Tiles - floor and shower</b> | Natural Terrazzo 600x600mm             |
| 22. | <b>Storage:</b>                 | 900mm width mirror cabinet - 3 doors   |
| 23. | <b>Shower Mixer:</b>            | ABI Elysian Shower Mixer Gunmetal      |
| 24. | <b>Shower:</b>                  | ABI Finley Shower Rail Gunmetal        |
| 25. | <b>Toilet:</b>                  | LeVivi Marbella                        |
|     | <b>Heater:</b>                  | Goldair fan heater                     |
|     | <b>Extractor:</b>               | Simx 150mm extractor                   |



# About KR Construction



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64a Opawa Road

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.



**David Kent -**  
**Architectural Designer**  
MArch (Prof) Dip CAD (Dist)

Dave is tasked with undertaking in-house design duties, having previously worked at long-established local architectural practice. His professional affiliations include the NZIA and the NZGBC. Prior to establishing a career in architecture, Dave spent over a decade working as an aeronautical engineer both domestically and abroad.

## Design Notes –

by David Kent – M. Arch

The challenge for the Opawa Road development was to deliver four townhouses that offered purchasers highly considered, comfortable spaces that made the most of what the site in this established neighbourhood had to offer.

Our response was simple. We started by privileging the living spaces. The areas where people will likely be spending most of their time. This meant maximising both indoor and outdoor living areas, while still endeavouring to fit in a decent-sized, functional kitchen. Next, we employed some large bi-folding doors. Not only great for allowing in a plentiful amount of natural light, but they also assist in establishing a strong connection between the sitting room and the garden to further enhance the sense of space.

Next, we got technical. Using sound environmental modelling techniques, we simulated the residence's thermal performance. This was to ensure the spaces we created would be comfortable year-round. Warm in the winter, and still pleasurable in the summer. This meant taking active steps to address the common risk of overheating.

Finally, we took time to specify hard wearing, low-maintenance and robust materials. Materials that don't just look superb but are well placed to stand the test of time. Enabling less time maintaining and more time entertaining.



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**Dan Richardson**

Construction and Development Director

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