

65 Warrington Street

St Albans, Christchurch



The Introduction



Key Information

9 homes in this development

2 & 3 bedroom homes

Off Street Carpark

Fee-simple freehold title

Priced between \$579,000 - \$679,000

Introducing 65 Warrington Street, St Albans, a development of nine architecturally designed homes positioned on the corner of Warrington and Flockton Streets.

Spanning three thoughtfully arranged blocks, this collection includes a mix of two and three bedroom homes, each designed to deliver modern comfort, functionality, and effortless living.

All homes include off-street car parking, making this development an ideal choice for professionals, families, and investors alike.

The layout options cater to a variety of lifestyles. Lots one to five and seven to eight feature two bedrooms and two bathrooms, with open-plan living on the ground floor and bedrooms, including an ensuite and family bathroom on the first floor.

Lot six offers a three-bedroom, three-bathroom configuration, while Lot nine presents a three-bedroom, two-bathroom layout, both providing spacious, flexible designs ideal for families.

Adding to its appeal, Lots one to four come with consent for short-term accommodation, offering excellent income potential for investors.

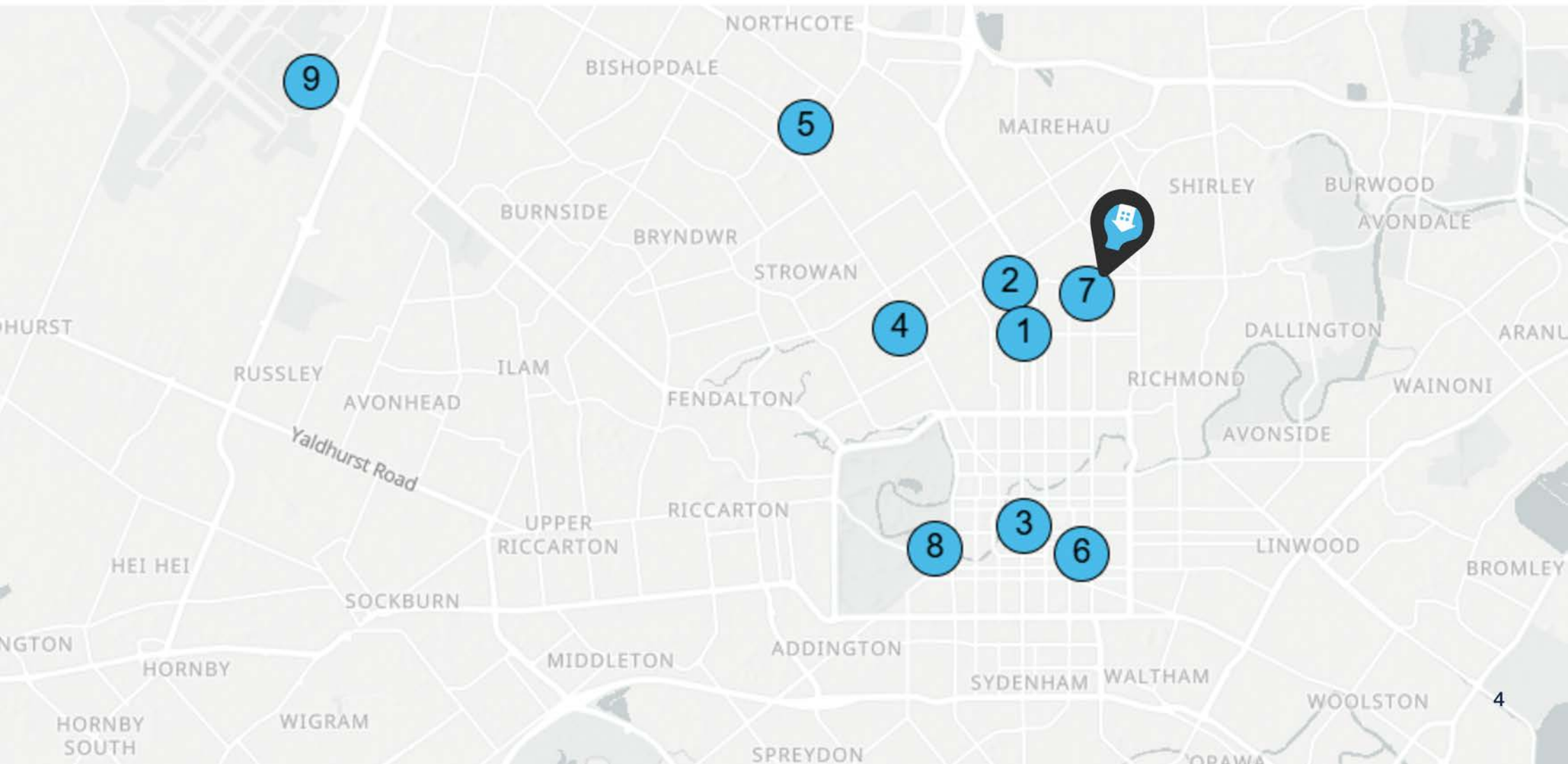
Each home showcases a modern, low-maintenance design, enhanced by Panasonic appliances and stone benchtops in stylish, contemporary kitchens.

With a strong focus on quality, functionality, and location, 65 Warrington Street delivers a refined balance of suburban tranquillity and urban convenience in one of Christchurch's most desirable city-fringe neighbourhoods.



The Location

1. Fresh Choice Edgware
2. St Albans School
3. Cathedral Square
4. Merivale Mall
5. Northlands Mall
6. Te Kaha Stadium
7. St Albans Park
8. Christchurch Hospital
9. Christchurch Airport



The Location

Primary & Intermediate

- St Albans School | Years 1-6
-
- Te Hiwa Shirley Primary School | Years 1-6
-
- St Mary's School (Christchurch) | Years 1-8
-
- Te Oraka | Years 7-8
-

High Schools

- Rangi Ruru Girls' School | Years 7-13
-
- Mairehau High School | Years 9-13
-
- St Bede's College | Years 9-13
-
- Marian College | Years 9-13
-

These schools are nearby education providers for which this address is in-zone or on the zone boundary. Additional enrolment criteria may apply, and zoning may be subject to change. We recommend contacting the schools directly for the latest information.

Perfectly positioned on the corner of Warrington and Flockton Streets, this St Albans address offers easy access to the Christchurch CBD, Edgeware Village, and local parks, while nearby public transport and schools enhance everyday convenience.

The location's blend of connectivity, lifestyle, and established community makes it a highly sought-after choice for city-fringe living.



The Price List

Unit	Bedrooms	Bathrooms	Carpark	Floor Area	Lot Size	Price
1	2	2	1	82.71	138	\$589,000
2	2	2	1	81.90	102	\$589,000
3	2	2	1	81.90	103	\$589,000
4	2	2	1	83.36	117	\$589,000
5	2	2	1	79.54	93	\$579,000
6	3	3	1	97.29	119	\$679,000
7	2	2	1	79.95	85	\$579,000
8	2	2	1	79.68	74	\$579,000
9	3	2	1	98.43	117	\$669,000

The Site Plan



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The Floorplans

Unit One

Summary

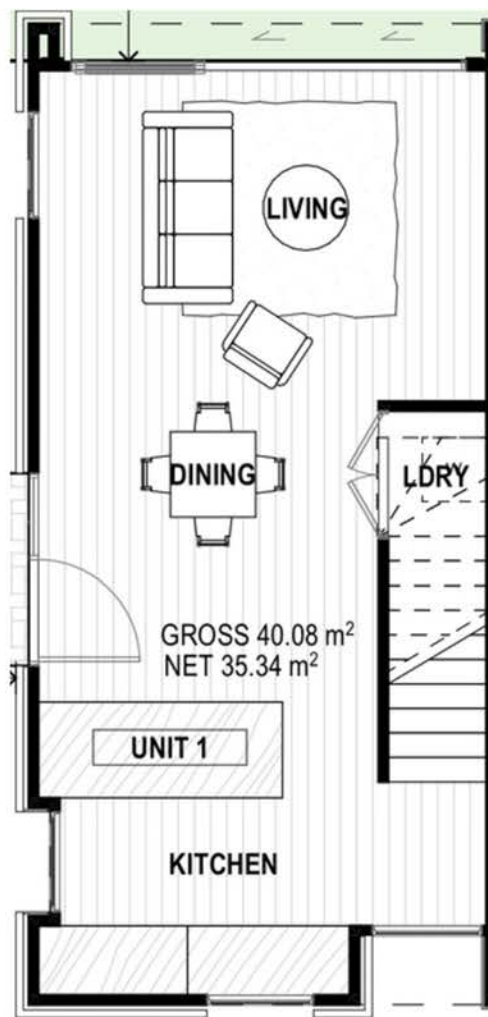
Number of Bedrooms 2

Number of Bathrooms 2

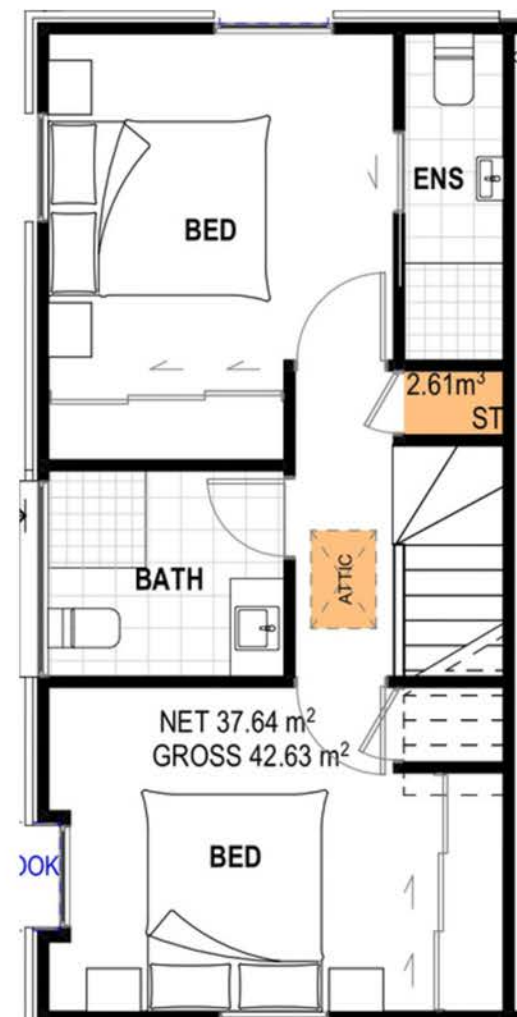
Carparking 1

Approx. Floor Area 82.71m²

Approx. Gross Lot Size 138m²



Ground Floor



First Floor

The Floorplans

Unit Two

Summary

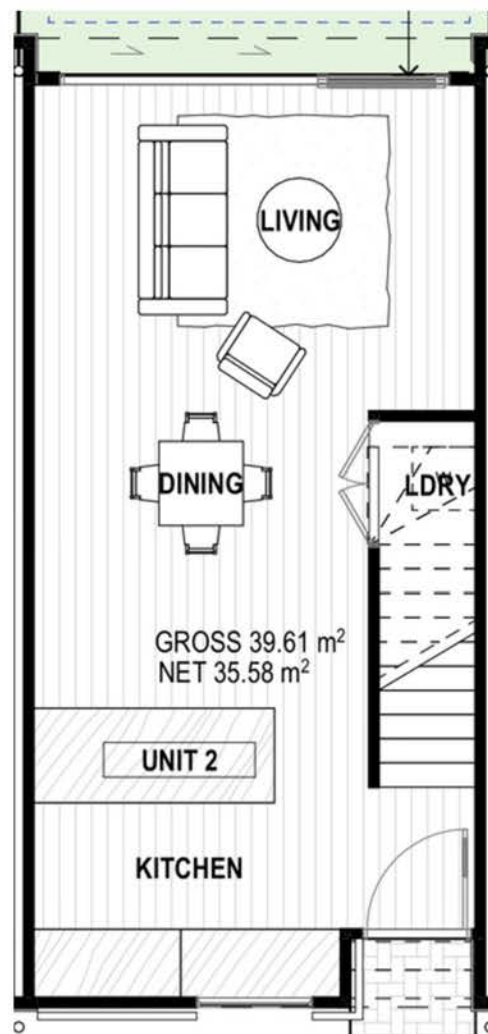
Number of Bedrooms 2

Number of Bathrooms 2

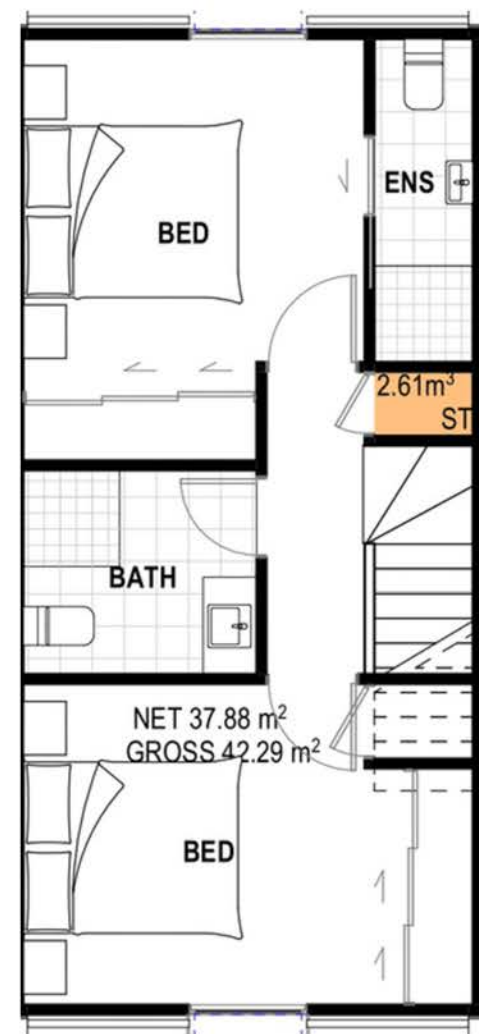
Carparking 1

Approx. Floor Area 81.90m²

Approx. Gross Lot Size 102m²



Ground Floor



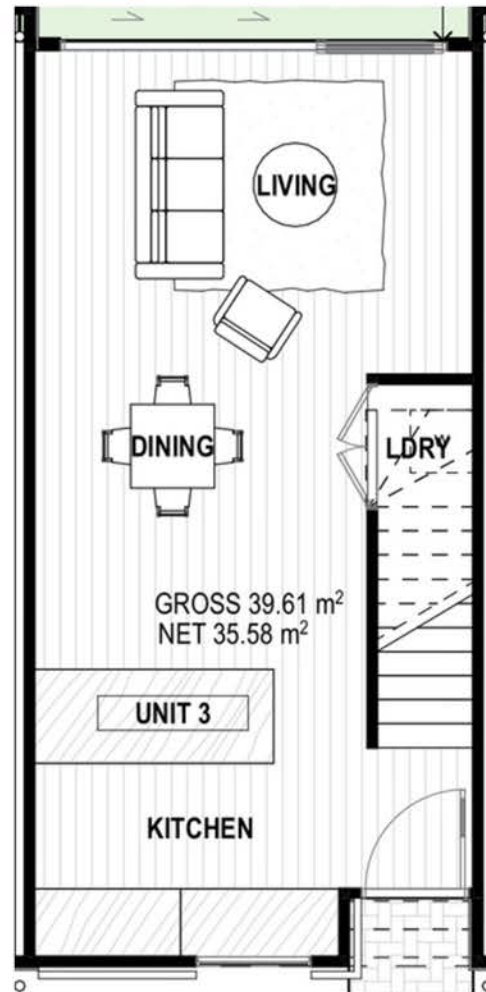
First Floor

The Floorplans

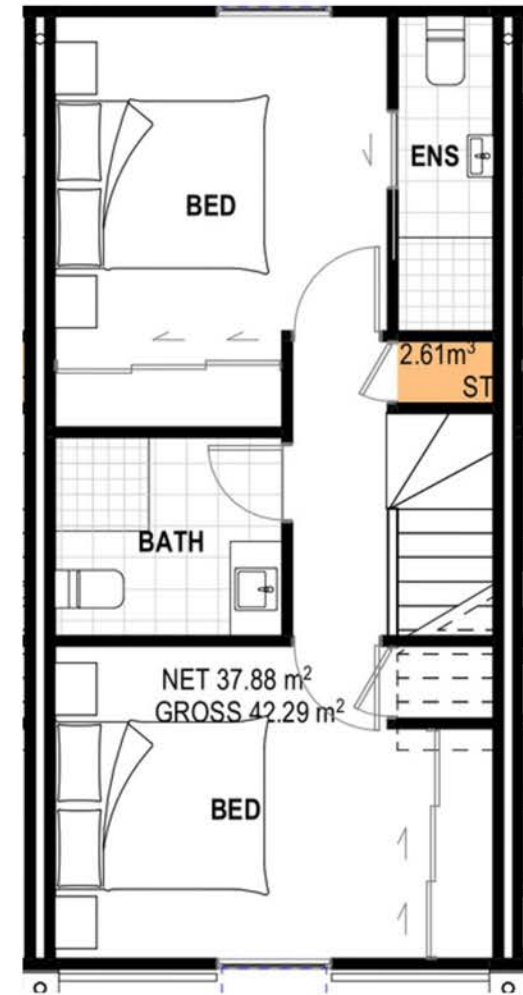
Unit Three

Summary

Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1
Approx. Floor Area	81.90m ²
Approx. Gross Lot Size	103m ²



Ground Floor



First Floor

The Floorplans

Unit Four

Summary

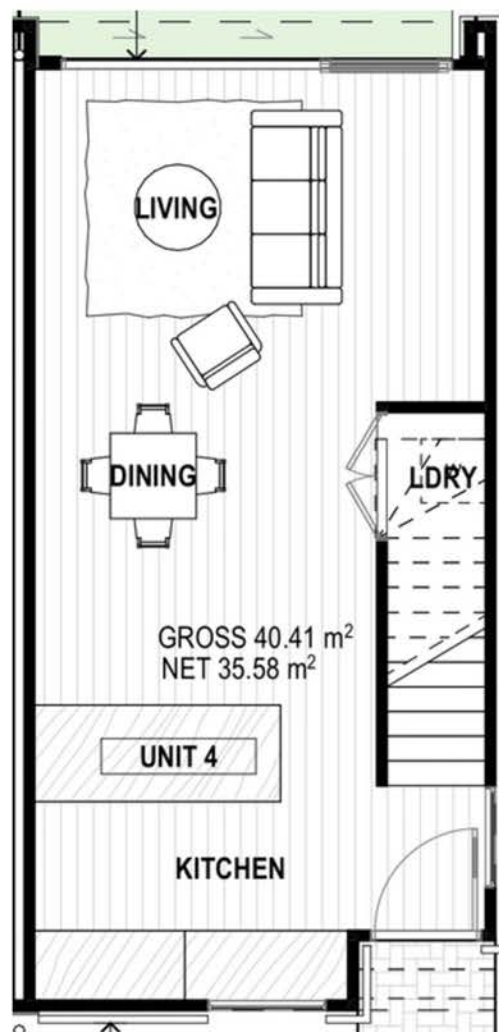
Number of Bedrooms 2

Number of Bathrooms 2

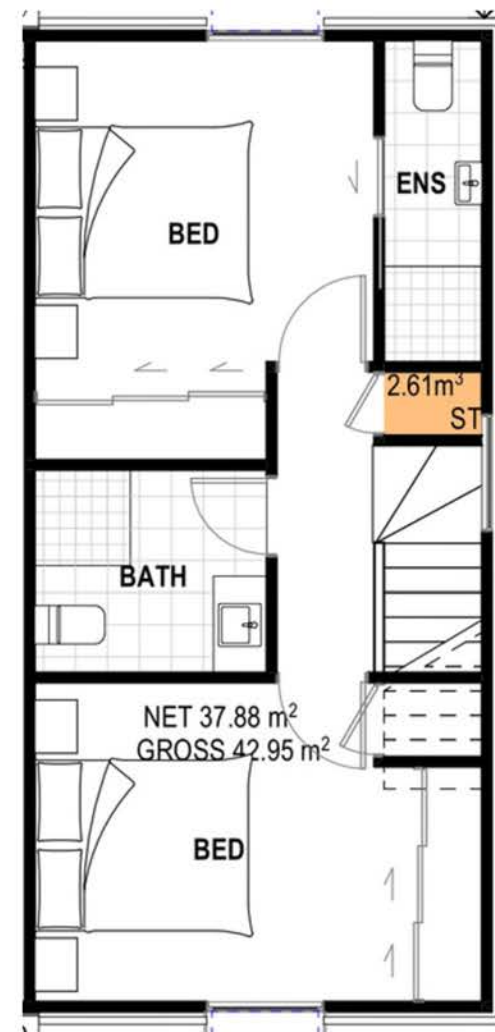
Carparking 1

Approx. Floor Area 83.36m²

Approx. Gross Lot Size 117m²



Ground Floor



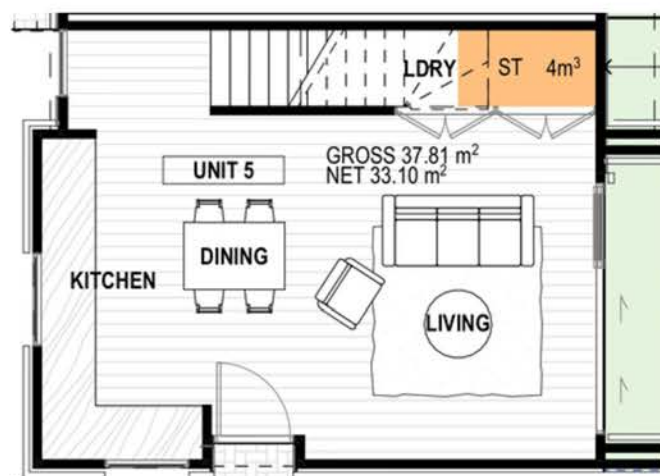
First Floor

The Floorplans

Unit Five

Summary

Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1
Approx. Floor Area	79.54m ²
Approx. Gross Lot Size	93m ²



Ground Floor



First Floor

The Floorplans

Unit Six

Summary

Number of Bedrooms 3

Number of Bathrooms 3

Carparking 1

Approx. Floor Area 97.29m²

Approx. Gross Lot Size 119m²



Ground Floor



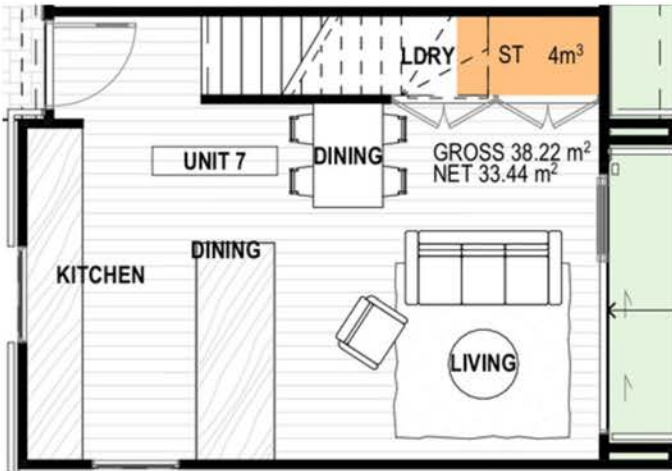
First Floor

The Floorplans

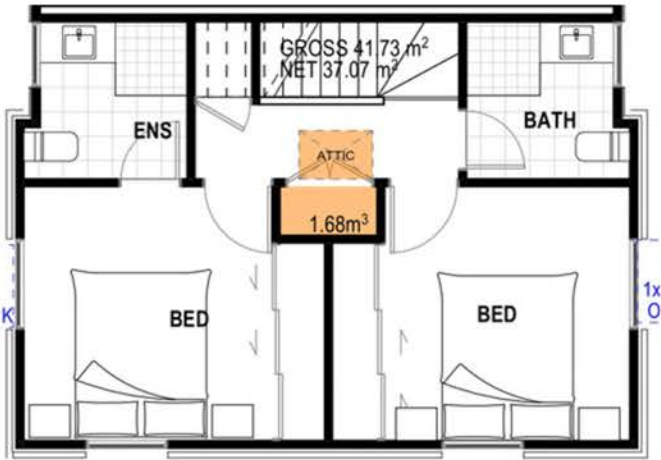
Unit Seven

Summary

Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1
Approx. Floor Area	79.95m ²
Approx. Gross Lot Size	85m ²



Ground Floor



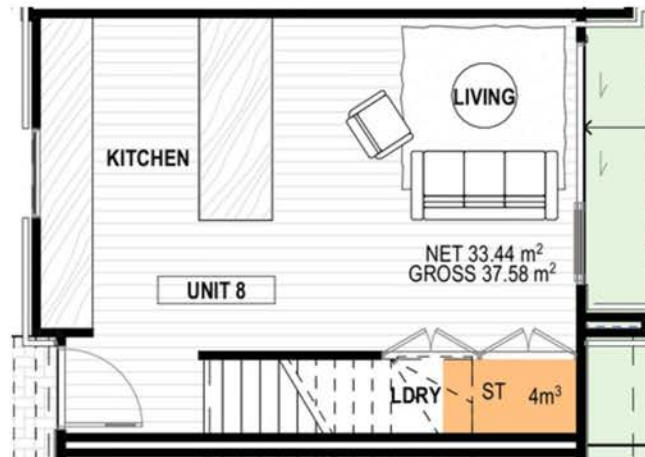
First Floor

The Floorplans

Unit Eight

Summary

Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1
Approx. Floor Area	79.68m ²
Approx. Gross Lot Size	74m ²



Ground Floor



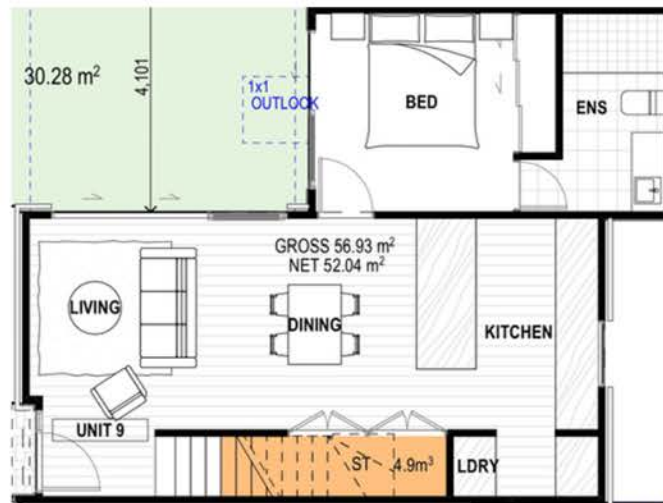
First Floor

The Floorplans

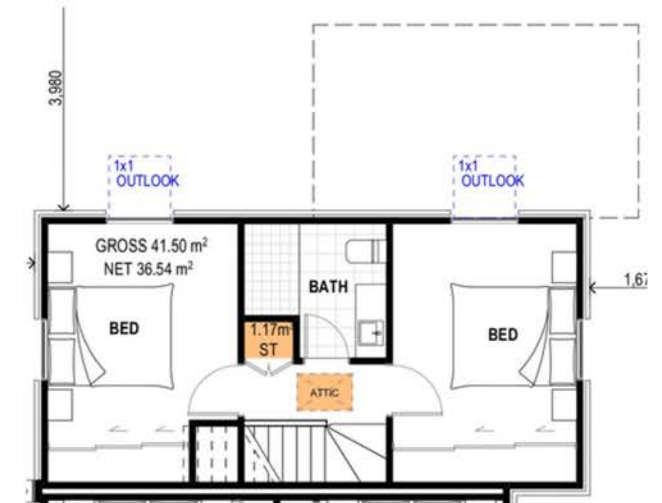
Unit Nine

Summary

Number of Bedrooms	3
Number of Bathrooms	2
Carparking	1
Approx. Floor Area	98.43m ²
Approx. Gross Lot Size	117m ²



Ground Floor



First Floor

The Rental Appraisal

Long Term Rental Appraisal

65 & 69 Warrington Street St Albans, Christchurch



Property Description:

Welcome to 65 Warrington Street St Albans! This is an 'as is where is' old church on a 702 m2 corner section. Close to St Albans Park, The Palms shopping Centre and lots of amenities. In zone for Te Oraka Intermediate and Mairehau High School. Edgeware Village & cafes nearby - walk to your morning coffee and 6-7 minutes to the City Centre - easy access via car, bus, or bike.

Rental Highlights:

- Open plan living
- Modern kitchen
- Heat pump
- Quality fixtures
- Two bedrooms
- Two bathrooms
- Off-street parking
- Private outdoor

Current rental market comparison for St Albans- TradeMe
1/55 Cleveland Street, St. Albans - 2 bed, 1 bath, 1 park \$555 per week
3/7 Sherborne Street, St. Albans - 2 bed, 2 bath, 1 park \$545 per week

Tenancy Services Website - \$550 - \$583 per week, St Albans- 2 bedrooms
01 Dec 2024 - 31 May 2025

Based on an assessment of the property details and current market rent trends, we appraise the rent at:

\$550 - \$590 per week

- ✓ Low management fee **8% +gst**
- ✓ Rental appraisal is an estimate only, based on comparable properties in Christchurch

This report is a market appraisal based on the information provided by the developer at the time of the assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager - Valid from 22/10/2025 for 30 days.

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careproperty.co.nz

Care Property Rentals

Long Term Rental Appraisal

65 & 69 Warrington Street St Albans, Christchurch



Property Description:

Welcome to 65 Warrington Street St Albans! This is an 'as is where is' old church on a 702 m2 corner section. Close to St Albans Park, The Palms shopping Centre and lots of amenities. In zone for Te Oraka Intermediate and Mairehau High School. Edgeware Village & cafes nearby - walk to your morning coffee and 6-7 minutes to the City Centre - easy access via car, bus, or bike.

Rental Highlights:

- Open plan living
- Modern kitchen
- Heat pump
- Quality fixtures
- Three bedrooms
- Two bathrooms
- Off-street parking
- Private outdoor

Current rental market comparison for St Albans- TradeMe
505a Madras Street, St. Albans - 3 bed, 2 bath, 2 garage \$650 per week
140A Sherborne Street, St. Albans - 3 bed, 2 bath, 2 garage \$650 per week

Tenancy Services Website - \$650 - \$777 per week, St Albans- 3 bedrooms
01 Dec 2024 - 31 May 2025

Based on an assessment of the property details and current market rent trends, we appraise the rent at:

\$650 - \$780 per week

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Care Property Rentals

The Rental Appraisal

Long Term Rental Appraisal

65 & 69 Warrington Street St Albans, Christchurch



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Rental Highlights:

- Open plan living
- Modern kitchen
- Heat pump
- Quality fixtures
- Three bedrooms
- Two bathrooms
- Off-street parking
- Private outdoor

Current rental market comparison for St Albans- TradeMe
 1/119 Sherborne Street, St. Albans - 3 bed, 3 bath, 1 park \$750 per week
 3/119 Sherborne Street, St. Albans - 3 bed, 3 bath, 1 park \$650 per week

Tenancy Services Website - \$650 - \$777 per week, St Albans- 3 bedrooms
 01 Dec 2024 - 31 May 2025

Based on an assessment of the property details and current market rent trends, we appraise the rent at:

\$700 - \$780 per week

- ✓ Low management fee **8% +gst**
- ✓ Rental appraisal is an estimate only, based on comparable properties in Christchurch

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Care Property Rentals

Short Term Rental Appraisal

Carebnb

LOCATION OVERVIEW -

Address: 65 Warrington Street St Albans, Christchurch

Welcome to 65 Warrington Street St Albans! This is an 'as is where is' old church on a 702 m2 corner section. Close to St Albans Park, The Palms shopping Centre and lots of amenities. In zone for Te Oraka Intermediate and Mairehau High School. Edgware Village & cafes nearby - walk to your morning coffee and 6-7 minutes to the City Centre - easy access via car, bus, or bike.

SHORT-TERM RENTAL INCOME POTENTIAL

Nightly Rates (Est.):

- Low Season: \$190 (May-Sep)
- High Season: \$220 (Oct-April)
- Occupancy Rate: 75%

Scenario	Est. Nights	Est. Monthly Income
Conservative	18 nights @ \$190	\$3,420
High Performance	22 nights @ \$220	\$4,840

Annual Gross Income Potential: \$51,300+

PROPERTY FEATURES

- Type: 2-bedroom, 2-bathroom with carpark
- Modern interiors and premium finishes inside.
- Feature modern appliances, blinds throughout, quality floor coverings, and a heat pump as well as keyless front door system.
- The first floor provides an open plan kitchen, living and dining area opening out to a your private backyard.
- Close to local amenities such as St Albans Park, The Palms Shopping Centre, etc.

CAREBNB MANAGEMENT

- Management Fee: 15% + GST
- Utilities: Power and internet to be covered by the property owner
- Consumables: Monthly charge up to \$150 (adjusted based on occupancy)
- Furnishing & Styling: Full professional setup available on request

★ Note: Income figures are estimates only. Actual returns may vary based on seasonality, demand, furnishing and property management. Please do your own due diligence before investing.

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The Exterior Specifications



Cladding - Hermpac Cedar Weatherboards. Kawarua Bricks.

Foundation - Engineered concrete ribraft foundation.

Framing - SG8 Timber framing with structural steel.

Window Joinery - Powdercoated Aluminium.

Intertennancy Walls - Rockcote & GIB walls.

Fascia & Gutter - Colorsteel 185 Fascia & 175 Box Gutter.

Downpipes - Colorsteel 100 Round.

Roofing - Colorsteel T-rib.

Balconies & Deck - Kwila

Landscaping - As Per Landscaping Plan.

The Interior Specifications



Kitchen

Splashback - 75 x 300 Subway Tile Crest White.

Cabinetry - MDF 18MM Snow velvet; MDF 18 Hampton Elms.

Benchtop - 20mm Engineered Stone Papamoa Polished.

Mixer - Evoke Gooseneck Kitchen Sink Mixer.

Handles - Archant Anizo brushed nickel.

Electrical

Lighting - Recessed LED downlights.

Heatpump - Samsung Hi Wall 5kw/6kw.

Floor Coverings

Carpet - East Street Keri Keri Solution Dyed Nylon 34oz extra heavy duty carpet with 11mm 130 kg underlay.

Hard Flooring - Laminate – Tassie Oak.

Tiles - Floor and shower walls – Enzo Sand.

The Interior Specifications

Bathrooms

Toilet - Casalino Back to Wall Toilet Suite.

Basin Mixer - Newtech Brushed Nickel.

Shower Rail - Evoke Slide Shower Rail.

Shower Mixer - Evoke Round Shower Mixer.

Towel Rail - Polo Vertical Towel Rail.

Toilet Roll Holder - Evoke Toilet Roll Holder.

Heater - Goldair SS.

Chattels

Oven - Panasonic 60cm Built-In Oven.

Cooktop - Panasonic 60cm Ceramic Cooktop.

Dishwasher - Panasonic Dishwasher.

Rangehood - Technika 60cm Powerpack.

Painting & Decorating

Ceiling - 2.4m to GF and 1st Floor.
Paint Half Sea Fog.

Walls - GIB plasterboard level 4
plaster and paint finish Sea Fog.

Trims, Doors & Windows - Half Sea Fog.

The Investment Overview

65 Warrington Street offers a standout investment opportunity in the sought-after suburb of St Albans, combining affordability, strong yields, and long-term growth potential.

With capital growth averaging 4.37% over the past 10 years and 4.88% over 20 years, and the median sales price at \$799,000, this project is priced below market between \$579,000–\$679,000, allowing investors to lock in today’s value ahead of future appreciation.

Its city-fringe location offers exceptional access to the CBD, schools, and key amenities like Merivale Mall and Edgware Village, making it highly desirable for both tenants and owner-occupiers.

Rental performance further strengthens the investment case, with median rents at \$550 per week and appraisals between \$550–\$780 per week, generating gross yields of 5.1%–5.6%.

St Albans continues to benefit from Christchurch’s major infrastructure upgrades, including the Te Kaha Stadium and ongoing city regeneration, which are driving demand and supporting long-term capital growth.

Combining strong fundamentals with below-median entry pricing, 65 Warrington Street represents a well-positioned, high-performing asset in one of Christchurch’s most stable and connected suburbs.

Weekly Rental Appraisal	Gross Yield	Weekly Cashflow	Capital Growth Rate (20 Year)
\$550 - \$780	5.1% - 5.7%	(\$68 - \$126)	4.88%



About The Property Factory

The Property Factory is a real estate agency that specialises in new build residential property with an investment focus catering to first-home buyers & investors across New Zealand.

With the largest new build stock list in the country, our team regularly analyses the stock list, runs the numbers and selects the best developments to go onto our website.

We look at factors including:

- Purchase price
- Rental yield
- Location
- Future potential
- Developer due diligence
- Financial viability of the project

We do all the homework for you and make selecting the best property simple at no cost.

Whether you're a first-time investor, an experienced investor or a home buyer, we can help.

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