



5 Brunel Street,  
Mornington,  
Dunedin



# Contents

3	Development Overview
4	Location & Amenities
6	Site Plan
7	Floor Plans
8	Specifications
10	Rental Appraisal



# The Development

Welcome to 5 Brunel Street – where Bauhaus-inspired design meets contemporary living in the heart of Dunedin. Our exclusive development seamlessly blends practicality and simplicity with unparalleled aesthetic appeal, offering a unique and eye-catching living experience.

Designed with the timeless principles of Bauhaus architecture in mind, these homes boast a harmonious balance of form and function. The open-plan living and kitchen areas create a sense of spaciousness and connectivity, perfect for modern lifestyles.

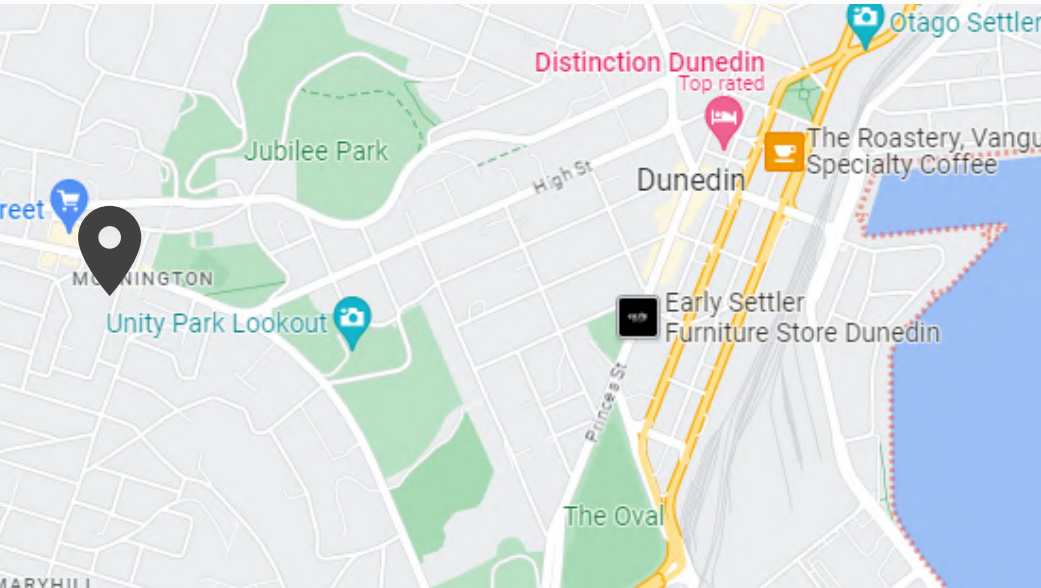
Enjoy the convenience of either a single garage or a designated car park. Units with a garage are wired for Electric Vehicle (EV) charging to keep you on the move sustainably. The innovative design ensures that your washer dryer is discreetly located in the garage, eliminating any disturbances to your peace and quiet.

Perched strategically, these homes provide breathtaking views over Dunedin City and the vast expanse of the Pacific Ocean. Whether you're relaxing at home or entertaining guests, the panoramic vistas are sure to captivate.

Experience the epitome of modern living with the perfect blend of functionality and style. 5 Brunel Street is not just a home; it's a statement in design and a sanctuary with a view.



# Location



# Amenities



Brunel Street is a quiet, private street just 50m from Mornington High Street with stunning views of St Clair and the Pacific Ocean. Mornington is a fully serviced suburb with its own supermarket, health centre, tavern, cafe, bakery and many sports clubs, to name a few.

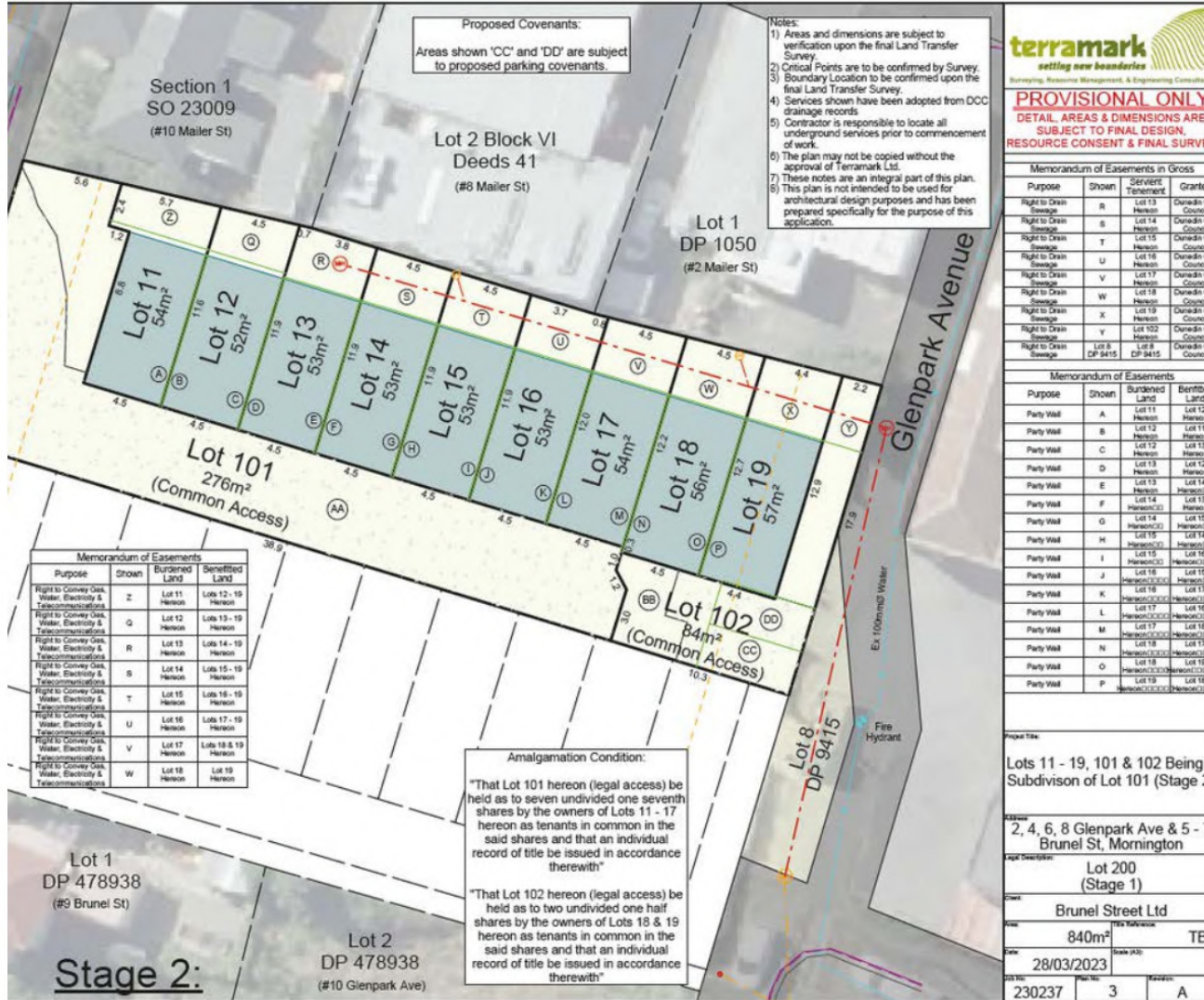
- Countdown Supermarket 280m
- Mornington Taphouse 300m
- Dunedin City Centre 2.2km
- Otago University 3.4km
- Forsyth Barr Stadium 3.9km







# Site Plan




# Floor Plans





# Specifications

## Brunel Street Specifications



### Kitchen

**Bench Top**  
304 stainless steel 20mm thick profile with welded in square bowl.

**Oven**  
Stainless steel Fisher and Paykel 600 built-in oven Model OB60SC3CEX2

**Hob**  
Stainless steel Fisher and Paykel 600 ceramic cooktop Model CE604CBX2

**Dishdrawer**  
Stainless steel Fisher and Paykel single dish draw Model DD60SAX9

**Fridge/Freezer**  
Stainless steel Fisher and Paykel freestanding refrigerator freezer RF402BLPX6 or RF402BRPX6

**Microwave**  
Standard-sized alcove provided for owner's microwave

### Bathroom

**Showers**  
Units 11-14, 16-19: Newline samara acrylic 2-sided 900mm x 900mm shower.  
Unit 15: Newline Acclaim+ Acrylic 3 sided 1800mm x 900mm Flat Wall, White.

**Bathroom Vanity**  
Units 11-14 & 16-19 900mm wide Newline white Velino wall hung two drawer vanity.

**Ensuite Vanity**  
Units 18 & 19 - 500mm wide Newline white velino wall hung two door vanity.  
Unit 15 - 1200mm wide Newline white velino wall hung four drawer vanity.

**Toilet Vanity**  
Bath Co VCBC space 530 wall hung basin.

**Mirrors/Vanity Wall Lights**  
Goldair GBMR600 round backlit mirror over vanity.

**Vanity Tapware**  
Raymor alpha basin mixer - 25 year warranty.

**Toilet Suites**  
White tornado back to wall toilet suite

Brunel Street

## Brunel Street Specifications

### General Specifications

**Entry Doors**  
Silver pearl atherm axix AX00 with black 'ease' Wi-Fi capable digital touch pad front door lock.

**Internal Doors**  
Tongue & groove MDF pre-hung paint finish hollow core doors with architrave reveals painted Dulux wash & wear okarito.

**Hardware**  
Schlage regent series - jupiter lever in satin nickel plate.

**Windows & Door Joinery**  
Altherm window systems joinery, silver pearl powder coated aluminium, double glazed, stays to all opening windows, grey-tinted glass for added privacy.

**Roof**  
0.4mm coloursteel corrugate roofing colour matched to the metal cladding below.

**Fascia, Gutter and Downpipes**  
0.55mm coloursteel metal fascia, spouting and downpipes.

**Metal Cladding**  
0.4mm coloursteel corrugate roofing, Pioneer red (units 14 & 17), Sandstone grey (units 11, 13, 16, & 19), Zincalume (units 12, 15, & 18).

**Composite Timber Cladding**  
165mm wide vertical innoclad kiwiblack WC20025 brushed finish.

**Paint**  
Ceilings, walls, doors & trim - Dulux wash & wear okarito.

**Exterior Lighting**  
Motion activated LED front entry & outdoor living downlights for added security.

**Electrical Fittings**  
White recessed LED downlights, vynco electrical outlets, switches & general connections.

### Interior Lining

**Insulation**  
Pink Batts Ultra R2.0 to walls, Pink Batts Ultra R4.0 to ceilings, Pink Batts Ultra R3.6 to underfloor, Pink Batts Ultra R2.2 to intertenancy walls.

**GIB**  
Walls and ceilings, Gib to engineer requirements.

**GIB Stopping**  
Level 4 finish, square stop to ceilings.

**Skirting and Architraves**  
Pre-finished pre-primed MDF 40mm square edge skirting & architraves.

### Internal Colours and Interiors

**Carpet**  
Belgoles liberty solution dyed nylon carpet with 8mm underlay, Fade-resistant, colourfast and stain resistant with a 10 Year warranty. Colour Charcoal.

**Wardrobes**  
White cowdroy wardrobe organisers with built in drawers, appropriately sized to suit each wardrobe.

**Kitchen Cabinet**  
Full height bestwood melamine new pewter haze velvet.

**Blinds**  
Custom blackout roller blinds - mantra and le reve Thermal blackout ranges mantra cotton (300%) fabric with brushed aluminium rail & nickel plated chain in bedrooms and kitchen.

**Curtains**  
Designers collection sanctuary smoke 100% polyester custom curtains.


**Flooring**  
Timber vinyl plank flooring - robert malcolm moduleo brandy 22231.

Brunel Street






# Rental Appraisal



**RENTAL ASSESSMENT:** Brunel Street, Morningson, Dunedin. 13 March 2023



**PROPERTY DESCRIPTION**

Units 1-7 are split across three levels. The top floor consists of two bedrooms and a bathroom. The bedrooms are oriented with a ceiling-to-floor window view towards St Clair and the ocean. They also have ceiling-to-floor wardrobes with built-in organisers.

The first floor has an open plan kitchen, dining and living space, separate toilet and outdoor area. The living room is oriented with another ceiling-to-floor view of St Clair and the ocean. The kitchen is an entertainer's delight with full-height ceiling-to-floor stacking sliding doors flooding the space with light and giving seamless indoor-outdoor flow. The outdoor areas are paved with perimeter native gardens and black picket fences. The kitchen also boasts a full suite of Fisher & Paykel appliances, stainless steel benchtops, a tiled splashback, a pantry, and overhead cupboards to the ceiling.

The ground floor offers an oversized garage wired for EV charging with internal access and a front door with a smart lock. A laundry in the garage comes with a Fisher & Paykel Washer/dryer combo.


Brunel St is situated in a good neighbourhood, is just a several min drive to the CBD, Hospital and University and has a variety of quality schools, Countdown supermarket, cafes, shops and other amenities close by. This quality property development is in a convenient rental location for professionals and downsizers.

**Comparative properties**

- 13 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$640 pw
- 9 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$650 pw

**SUMMARY**

We assess that these townhouses could return \$865-705 per week.



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This rental assessment does not take into account unforeseen market fluctuations and any management techniques or practices by the owner or others and should not be seen as a rental guarantee

2 bed with single garage



**RENTAL ASSESSMENT:** 8-9 Brunel Street, Morningson, Dunedin. 13 March 2023



**PROPERTY DESCRIPTION**

Units 8-9 are split across two levels. The top floor consists of two bedrooms and two bathrooms. The bedrooms are oriented with a ceiling-to-floor window view towards St Clair and the ocean. They also have ceiling-to-floor wardrobes with built-in organisers.

The first floor has an open-plan kitchen, dining and living space, and outdoor area. The living room is oriented with another ceiling-to-floor view of St Clair and the ocean. The kitchen is an entertainer's delight with full-height ceiling-to-floor stacking sliding doors flooding the space with light and giving seamless indoor-outdoor flow. The outdoor areas are paved with perimeter native gardens and black picket fences. The kitchen also boasts a full suite of Fisher & Paykel appliances, stainless steel benchtops, a tiled splashback, a pantry, and overhead cupboards to the ceiling.

Brunel St is situated in a good neighbourhood, is just a several min drive to the CBD, Hospital and University and has a variety of quality schools, Countdown supermarket, cafes, shops and other amenities close by. This quality property development is in a convenient rental location for professionals and downsizers. These units also have their own designated car parks.

**Comparative properties**

- 13 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$640 pw
- 9 Charcot Court. 2 bedrooms. 2.5 bathroom. 1 carpark. \$650 pw

**SUMMARY**

We assess that these townhouses could return \$645-665 per week.



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2 bed with car park



