

# cowdy



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**1-7 / 417 ILAM ROAD,  
BRYNDWR**

**cowdy**  
Licensed REAA 2008



# 417 ILAM ROAD, BRYNDWR

Presents 7 architecturally  
designed townhouses, cleverly  
crafted for modern lifestyles





# the development

Architecturally designed for modern living, 1-7/417 Ilam Road presents seven stylish 2 bedroom, 2 bathroom townhouses that perfectly blend form, function and comfort. Choose between a two level layout with an off street carpark or a three level home with internal access garaging - each designed to maximise natural light and space.

Open plan living flows through sliding doors to private decks and low maintenance gardens, while double bedrooms with built-in-robos provide everyday ease.

With quality finishes, contemporary style and smart design, these homes offer effortless living for first home buyers, investors or those seeking a convenient lock-and-leave lifestyle in a prime Bryndwr location.

## Features:

- Open-plan kitchen, living and dining
- Kitchen breakfast bar
- Floor-to-ceiling windows for natural light
- Sliding doors to sunny private deck
- Master with ensuite
- Double bedrooms with built-in wardrobes
- Three-storey units with balcony off living
- Estimated completion: Q3 2026



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# location

Perfectly located in the heart of Bryndwr, 417 Ilam Road places you within easy reach of everything Christchurch has to offer. Just 800m to Jellie Park Recreation and Aquatic Centre, 4 minutes drive to Burnside Park and 7 minutes to Christchurch Airport, recreation and convenience are right on your doorstep.

The University of Canterbury is only 1.7km away, making this an ideal spot for professionals, students or investors alike. Local cafes, shops and supermarkets are just a short stroll, with Westfield Riccarton only 6 minute drive. In zone for Christchurch Girl's and Boy's High Schools, Burnside High School, Villa Maria College and St Bede's College amongst numerous Primary and Intermediate schools, delivering both lifestyle and top schooling.





# school zones

## EARLY CHILDHOOD

Ilam Montessori Preschool - 1.7km

Montana Early Learning Centre - 2.1 kms

The Enchanted Garden Early Childhood - 2.2 kms

Best Start Fendalton - 2.4km

Ilam Early Learning Centre - 3.8km



## PRIMARY/INTERMEDIATE

Cobham Intermeditate 586km

Burnside Primary - 846km

Fendalton School - 942m

St Patricks School - 1.1 km

Christ the King School - 1.1 kms

Medbury Preparatory School - 1.5 kms



## HIGH SCHOOL

Burnside High School - 1.1 kms

Christchurch Boys High School - 1.9 kms

Christchurch Girls High School - 2.4 kms

Villa Maria College - 2.9 kms

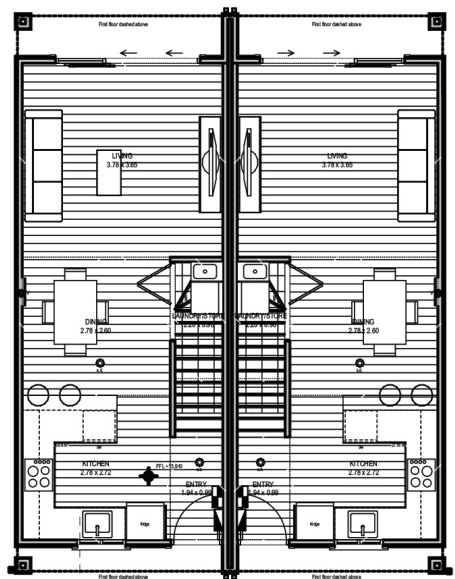
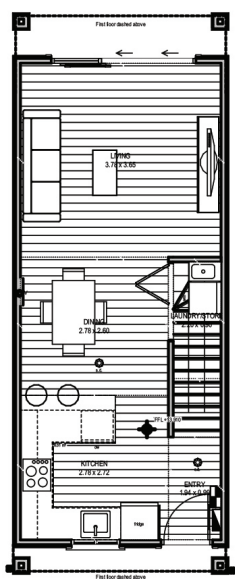
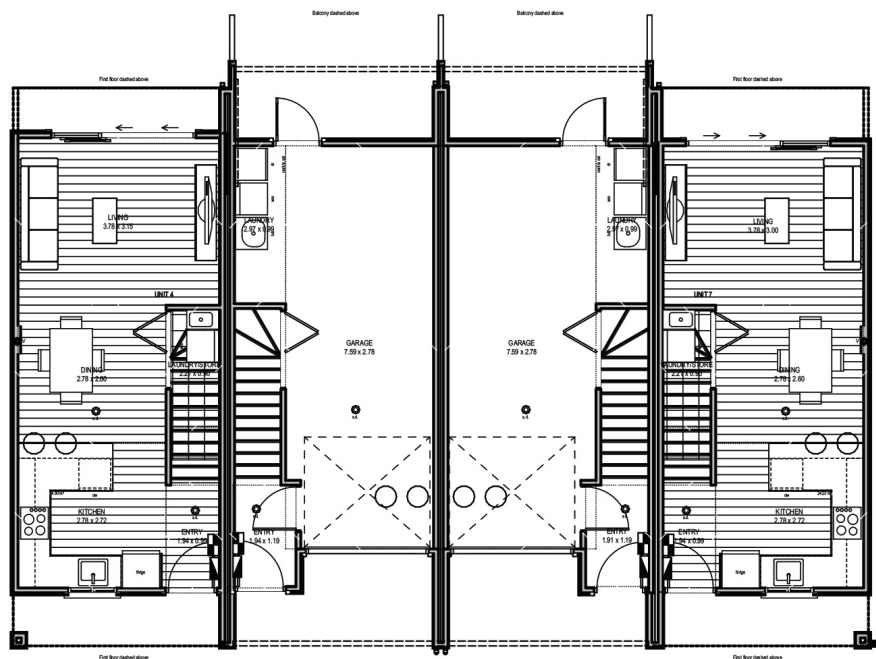
Marian College - 3.1km

St Bede's College - 3.5km



# the plans

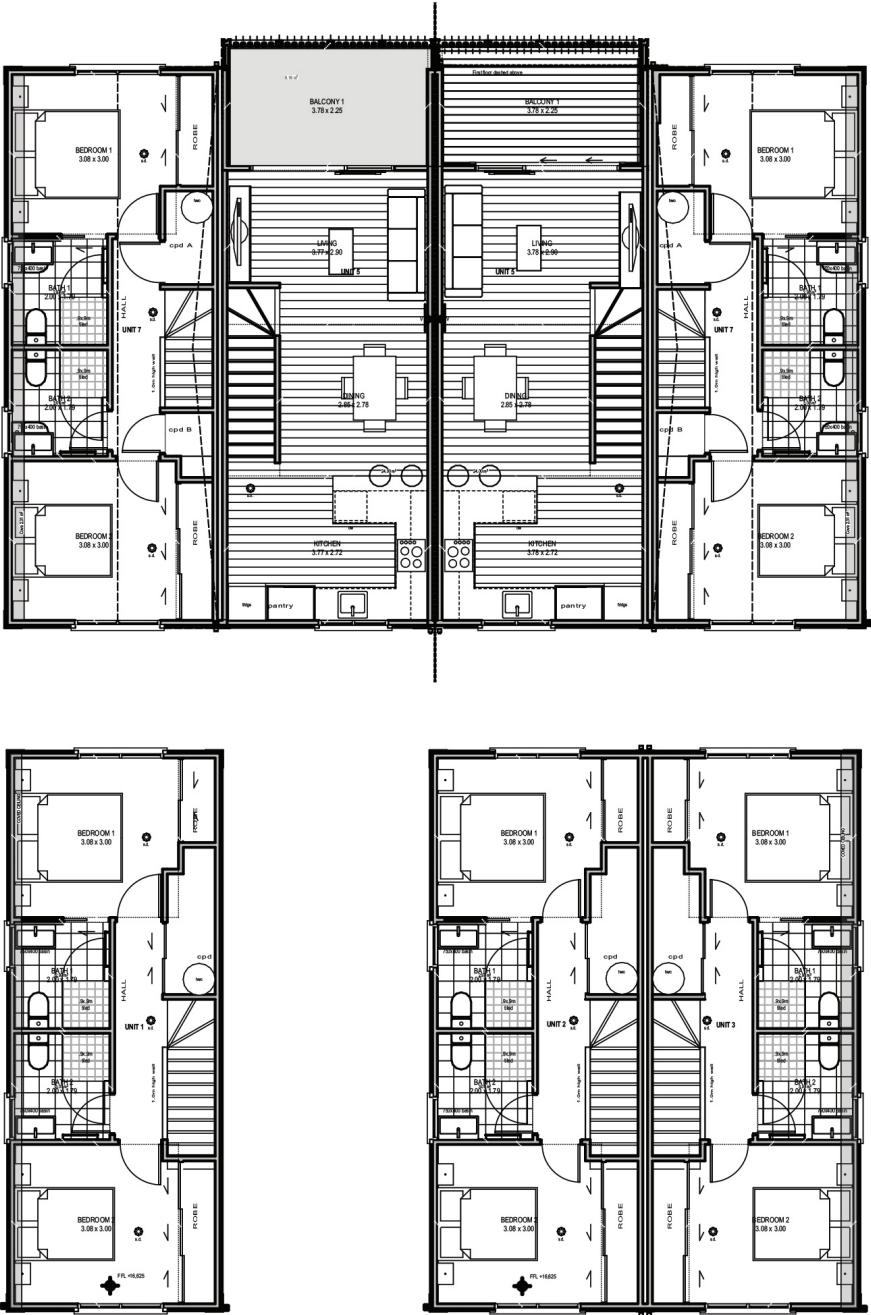
## GROUND FLOOR





# the plans

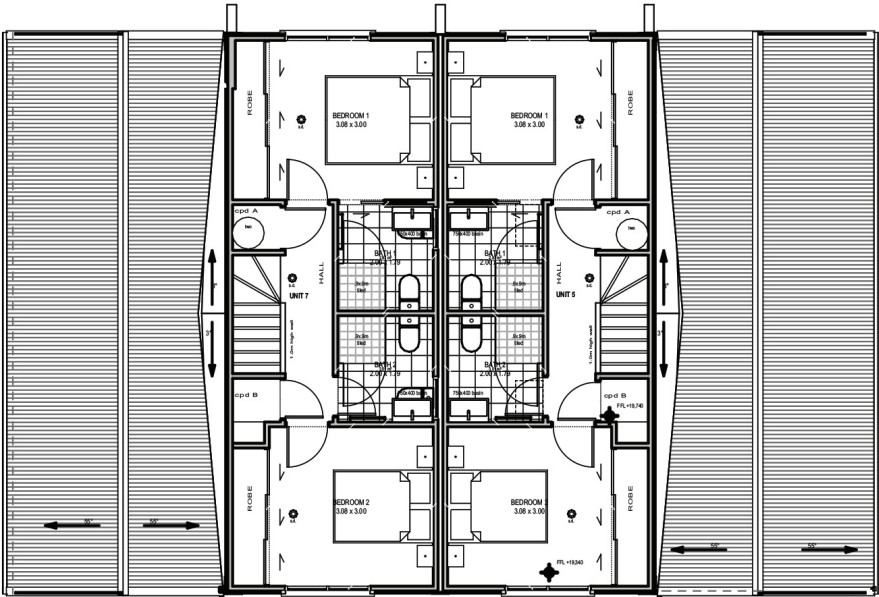
## FIRST FLOOR





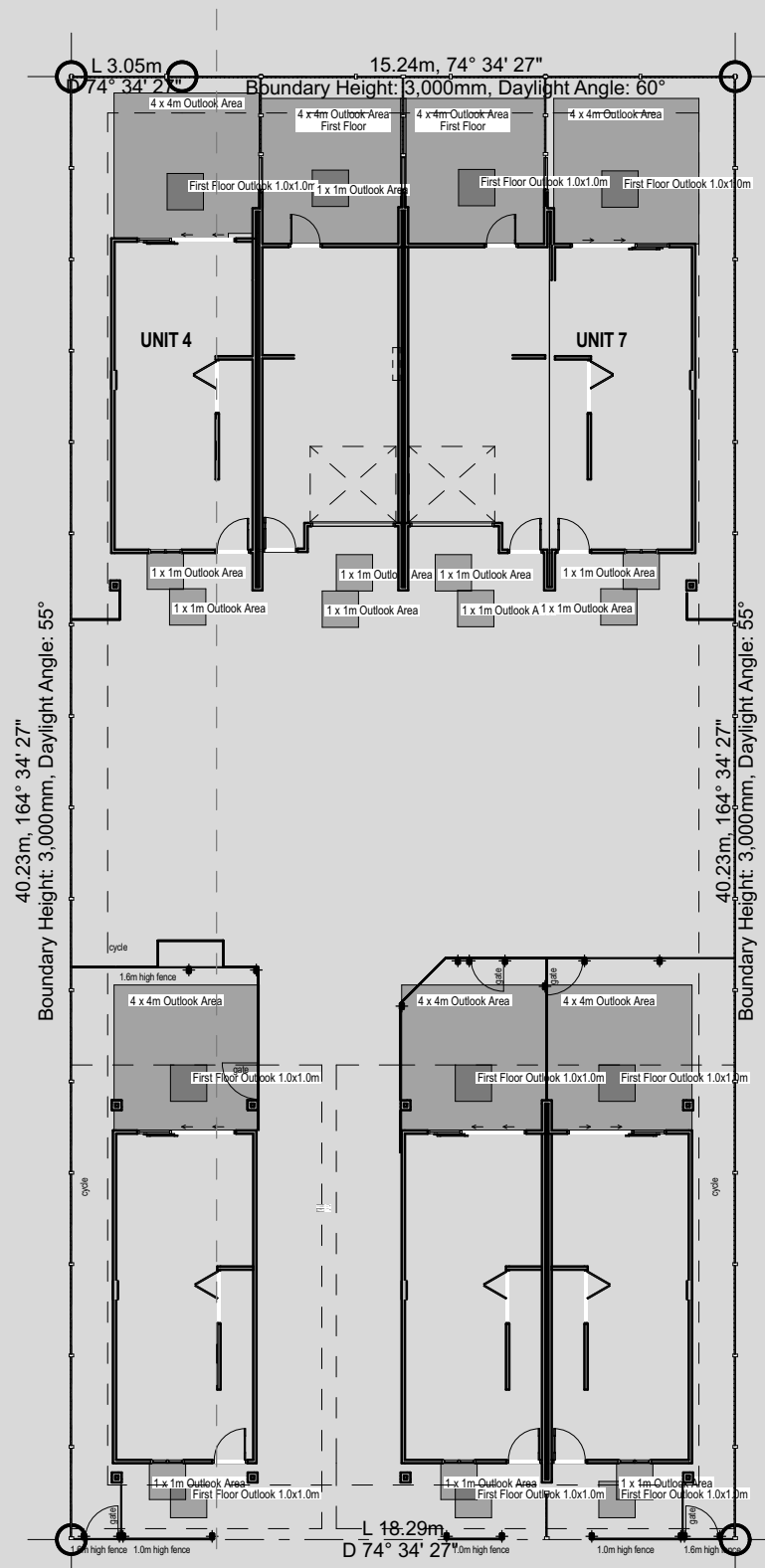
# the plans

## SECOND FLOOR



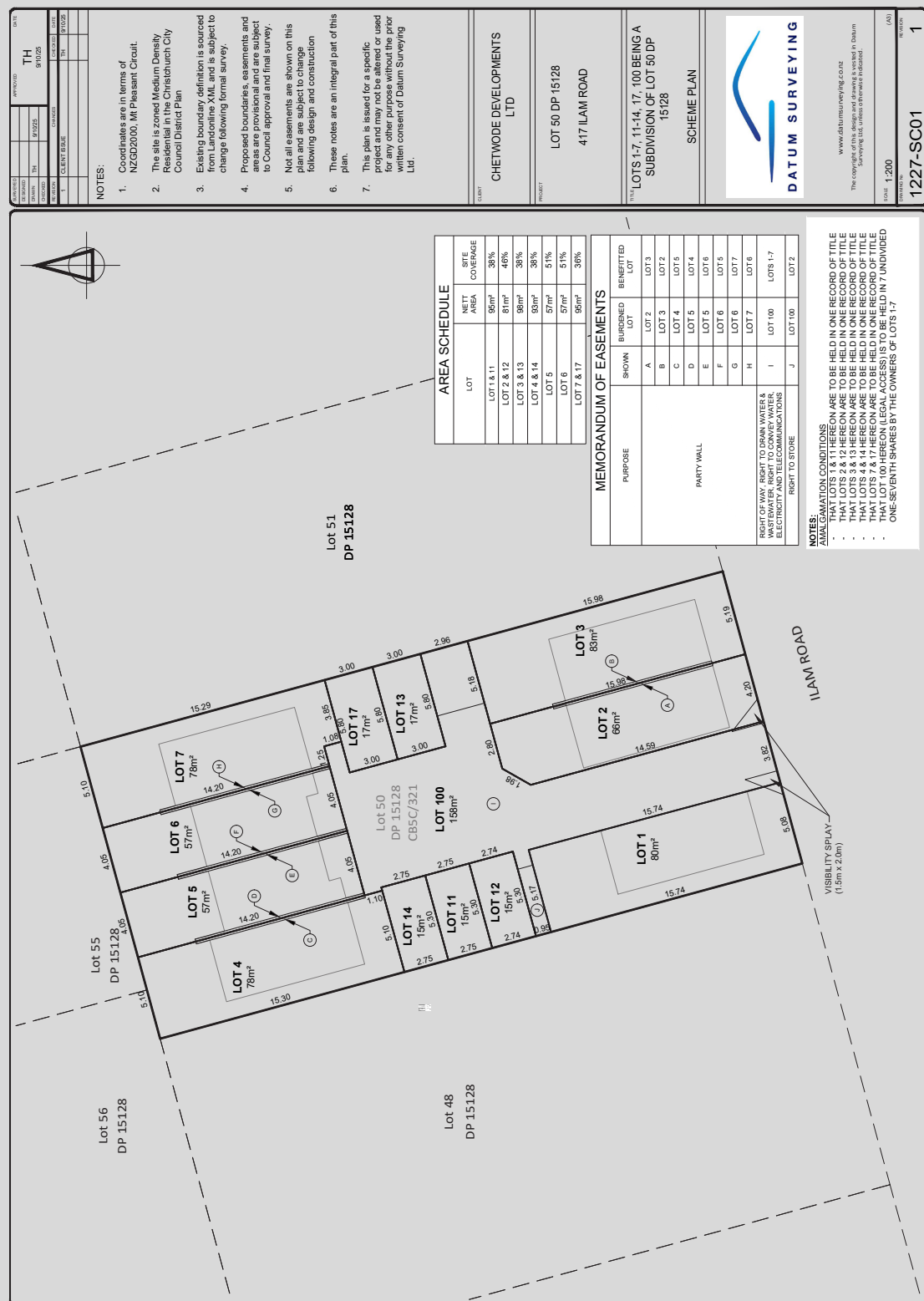


# development plan



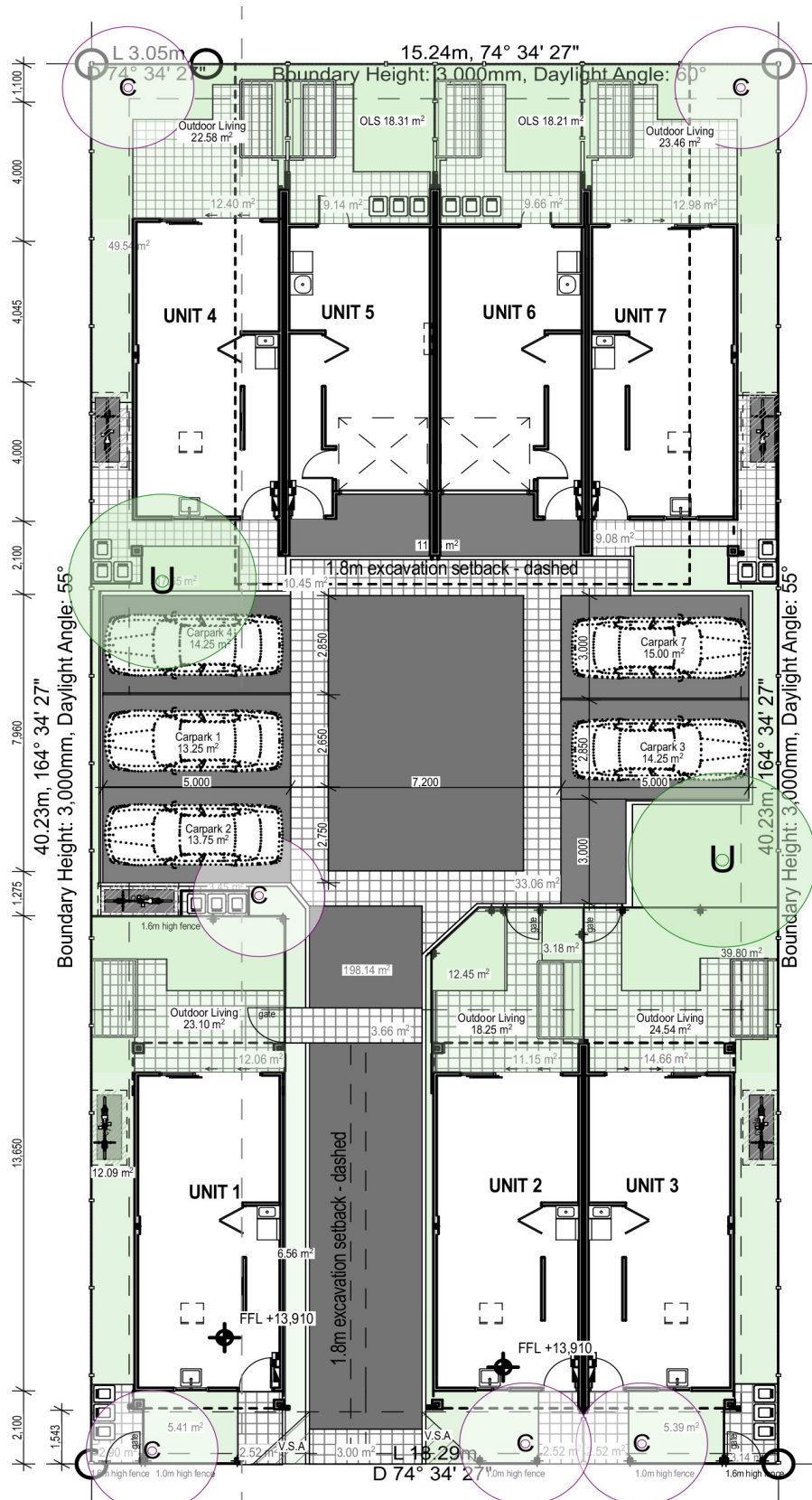


# scheme plan





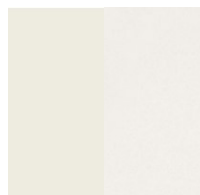
# landscaping plan





# specifications

## SCHEME ONE



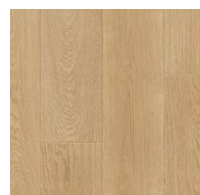
### INTERNAL COLOUR

Resene  
Ricecake  
Half Ricecake



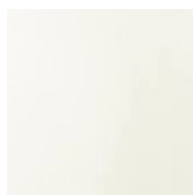
### ROOF & DOWNPIPES

Coloursteel  
Gull Grey  
Round Downpipes



### LAMINATE FLOORING

Reside Xpert Pro  
Moray  
Waterproof & Scratch Resistant



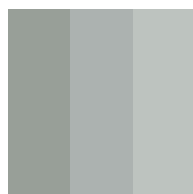
### WINDOW JOINERY

APL  
Warm White  
Matt Pearl



### CARPET

Reside Locale  
Tiles  
Maiden Lane Elliot



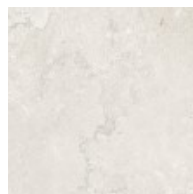
### CLADDING COLOURS

Dulux  
Pukaki Double  
Pukaki  
Pukaki Half



### KITCHEN WORKTOPS

Laminex  
Laminan  
Supernova Luna White



### BATHROOM FLOOR TILING

Reptiles  
Brighton Sand



### KITCHEN SPLASHBACK

Brymac  
Tiles  
Mallorca White



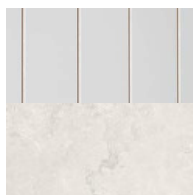
### BATHROOM CABINETRY

Laminex  
Melteca Aged Ash Puregrain



### KITCHEN CABINETRY

Laminex  
Aged Ash Puregrain  
Melteca Warm White Naturale



### BATHROOM WALLS

Half Hardigroove Lining  
Half Tiles



### KITCHEN CABINETRY

Prime Panels  
Prime Melamine  
Triple Duck Egg



### BATHROOM TAPWEAR

ABI Kingsley Range  
Brushed Nickel

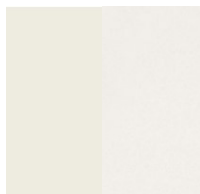


### KITCHEN TAPWEAR

ABI Kingsley Range  
Brushed Nickel

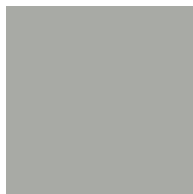
# specifications

## SCHEME TWO



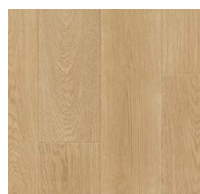
### INTERNAL COLOUR

Resene  
Ricecake  
Half Ricecake



### ROOF & DOWNPIPES

Coloursteel  
Gull Grey  
Round Downpipes



### LAMINATE FLOORING

Reside Xpert Pro  
Moray  
Waterproof & Scratch Resistant



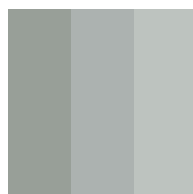
### WINDOW JOINERY

APL  
Warm White  
Matt Pearl



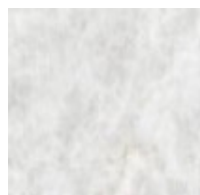
### CARPET

Reside Locale  
Tiles  
Maiden Lane Elliot



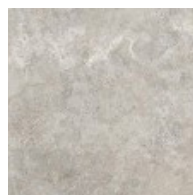
### CLADDING COLOURS

Dulux  
Pukaki Double  
Pukaki  
Pukaki Half



### KITCHEN WORKTOPS

Archent  
The Stone Group  
Taj Mahal Engineered Stone



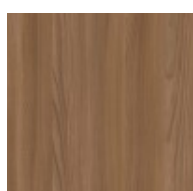
### BATHROOM FLOOR TILING

Stone Valley  
Beige



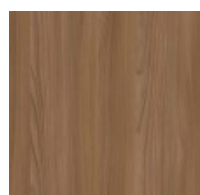
### KITCHEN SPLASHBACK

Brymac  
Tiles  
Mallorca Green



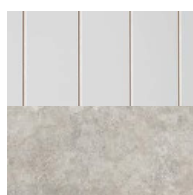
### BATHROOM CABINETY

Prime Panels  
Chestnut



### KITCHEN CABINETY

Prime Panels  
Chestnut



### BATHROOM WALLS

Half Hardigroove Lining  
Half Tiles



### KITCHEN CABINETY

Prime Melamine  
Linden



### BATHROOM TAPWEAR

ABI Kingsley Range  
Brushed Nickel



### KITCHEN TAPWEAR

ABI Kingsley Range  
Brushed Nickel



## pricing

UNIT	BEDROOM	BATHROOM	GARAGE	M <sup>2</sup>	PRICING (ENQUIRIES OVER)
1	2	2	Carpark	74.80m <sup>2</sup>	\$669,000
2	2	2	Carpark	75.92m <sup>2</sup>	\$669,000
3	2	2	Carpark	75.92m <sup>2</sup>	\$669,000
4	2	2	Carpark	73.78m <sup>2</sup>	UNDER OFFER
5	2	2	1	105.19m <sup>2</sup>	\$739,000
6	2	2	1	105.19m <sup>2</sup>	\$739,000
7	2	2	Carpark	73.78m <sup>2</sup>	\$669,000

To download the property file, please copy & paste the following link to your web browser:

<https://www.propertyfiles.co.nz/property/RX4753075>



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# rental appraisal



## your rental assessment

### UNITS 1-7/417 ILAM ROAD, BRYNDWR

10th October 2025

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This proposed new architecturally designed development of seven townhouses offers two different configurations. Units 1-4 & 7 have ground floor living, a statement kitchen with breakfast bar, and good storage. The laundry is discreetly concealed in an under-stairs cupboard. The living area has great indoor-outdoor flow via ranch sliders to the private landscaped courtyards. Upstairs is the main bedroom with ensuite, and a second bedroom with the family bathroom adjacent. Each of these has a designated car park. Units 5 & 6 are three story with the difference being a garage and laundry, and the living areas & a covered balcony being on the first floor. The aesthetic is modern with a nod to the city's heritage. Located close to the local shopping centre and within a 10-minute commute to the University of Canterbury or the CBD, and in good school zones, these stylish homes will have broad appeal to a range of tenants from professional singles to couples or small families.

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

- \$580 - \$600 per week for units 1 - 4 & 7
- \$630 - \$650 per week for units 5 & 6

Thank you for allowing me to provide a rental appraisal for your property. Our team at Cowdy are qualified, experienced, well informed and motivated.

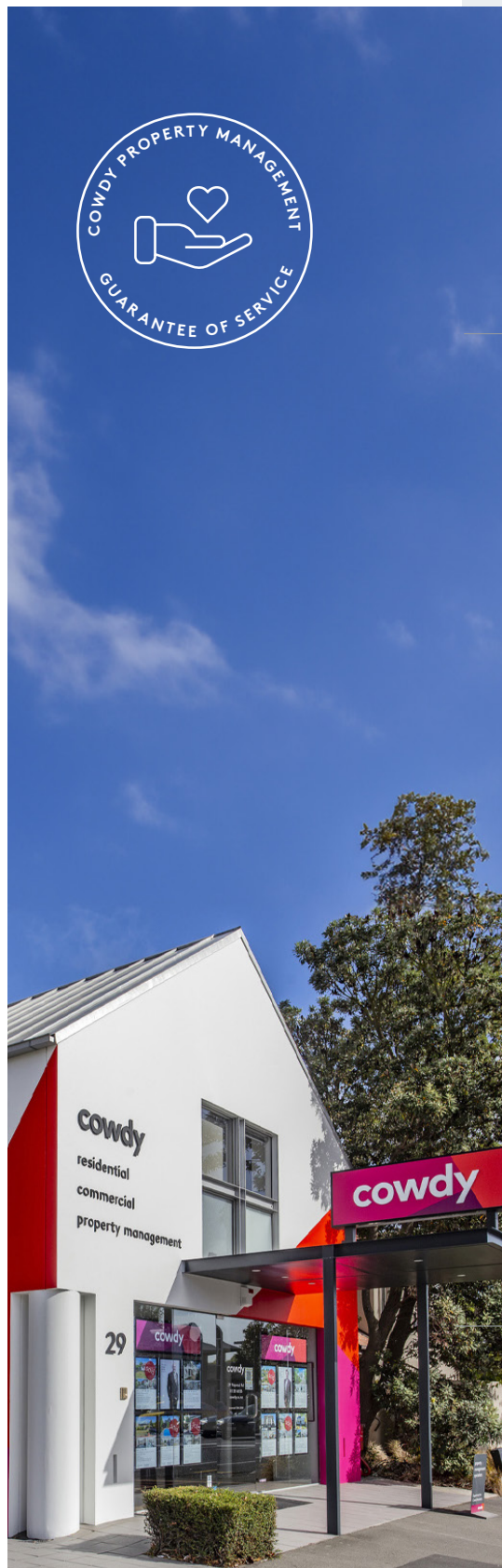
We're 100% focused on property management – finding the right tenants for your property, checking you receive your rent regularly, and keeping your valuable investment in great condition.



Nadine Thomas

Business Development Manager  
021 365 630  
03 355 6555  
[nthomas@cowdy.co.nz](mailto:nthomas@cowdy.co.nz)

The information contained within is a rental appraisal and not a registered valuation and is written for the express purpose of informing the vendor of a likely rental value and should not be relied upon by anyone other than the vendor for this or any other purpose.





# reasons to buy off plans

1. Brand new home
2. Modern building code
3. Pay your deposit now, pay the rest when built
4. Banks like lending on new builds
5. LVR (loan to value ratio) restrictions are favourable
6. Often we will give you a fixed price
7. No EQC claims to worry about
8. Low maintenance
9. No open homes
10. Great potential growth

Watch our video for further information on why its a great idea to buy off plans:

<https://www.youtube.com/watch?v= DkBmUkrBO0>



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# how it works

After seeing the property advertised, download the Property File and review the information pack



Get in touch with any questions, request a meeting if required and/or register your interest



After seeking legal advice, sign a conditional Sale & Purchase Agreement.

Once the Sale & Purchase Agreement is also signed by the Vendor, the property goes under contract and you can carry out your Due Diligence with your advisors



Once you have completed and confirmed your Due Diligence, the 10% deposit will be payable



Once the build is complete, pay the balance of the purchase price and get the keys to your new home!



# The Christchurch market is our specialty.

Cowdy was founded in 1979 and over the years has positioned itself as a widely recognised and sought after real estate agency. Establishing itself with a reputation based on family values, integrity and a commitment to good communication. Our personalised approach allows us to amplify this local knowledge to our client's advantage.

We have built a network within the Canterbury real estate industry and are a member of the New Zealand Realtors Network, a national organisation for independent agencies - one of New Zealand's largest referral networks.

Working seamlessly within the three sectors of residential, commercial and property management gives us a unique perspective of the local property market.

One thing that will never change is our belief that what matters most to people is a personal service combined with an impeccable eye for detail.

It's what we call the Cowdy Standard.



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## the agents



### Tom Rennie

**Residential Sales Consultant**

021 0838 3232 | 03 355 6555

[trennie@cowdy.co.nz](mailto:trennie@cowdy.co.nz)



### Jake Wieblitz

**Residential Sales Consultant**

027 239 7176 | 03 355 6555

[jwieblitz@cowdy.co.nz](mailto:jwieblitz@cowdy.co.nz)



# disclaimer

## INFORMATION MEMORANDUM

This Information pack has been prepared solely to provide information in order to assist interested parties in making their evaluation of the property and does not purport to contain all the information that a prospective purchaser may require.

In all cases interested parties must conduct their own investigation and analysis of the property and the data set out in this report to satisfy themselves in all respects.

This report has been prepared in good faith and with due care by Cowdy Real Estate REAA 2008 but neither Cowdy Real Estate nor the Vendor accept responsibility for the accuracy of any part of the information contained in this report. Therefore the recipient/s of this information pack rely on the information contained herein entirely at their own risk.

The Vendor and Cowdy Real Estate (and its brokers) expressly disclaim all liability for representations, express or implied, contained in, or omissions from, this Executive Briefing Pack or any other written or oral communication given to any prospective purchaser in the course of their evaluation and/or offer.

## PLEASE NOTE

The Vendor reserves the right not to accept any offer and, without limitation, the Vendor is not obliged to accept the offer with the highest consideration. The Vendor may, in its absolute discretion, negotiate with any person who submits an offer or with any other person with respect to the sale of the Property and, at any time prior to the exchange of binding contracts, may withdraw the Property from sale.

No person is entitled to any redress against the Vendor if the Vendor exercises that discretion.

The Vendor is not responsible for any costs or expenses incurred by any prospective purchaser in preparing and lodging an offer.





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[cowdy.co.nz](http://cowdy.co.nz)

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