

595 BARBADOES STREET CHRISTCHURCH

www.mcbridepd.co.nz

INTRODUCTION



Discover 595 Barbadoes Street — three architecturally crafted townhouses that place you right where Christchurch hums.

Tucked between the leafy streets of Edgeware and the lively cafes of St Albans, this boutique development sits just a five-minute drive (or a leisurely e-scooter ride) from the CBD, giving you instant access to the city's best dining, retail and green spaces.

Designed by McBride Property & Development for discerning homeowners and smart investors alike, each residence pairs striking street presence with lock-and-leave convenience: internal-access garaging, sun-soaked open-plan living, and private courtyards made for weekend brunches or evening barbecues. Clean lines, durable claddings and energy-efficient fixtures mean lower maintenance today and future-proofed value tomorrow.

WHY CHOOSE MCBRIDE PROPERTY & DEVELOPMENT?

Christchurch Craftsmanship, Proven Since 2009

Family–owned and Canterbury-proud, McBride
Construction has delivered superior builds and
renovations across the city for more than fifteen years.
That track-record of "excellence since 2009" underpins
every wall, window-line, and weatherboard at 595
Barbadoes Street.

Choosing McBride means partnering with a team that knows Christchurch inside-out, sweats the small stuff, and stands behind its work long after move-in day. That's confidence you can live in.





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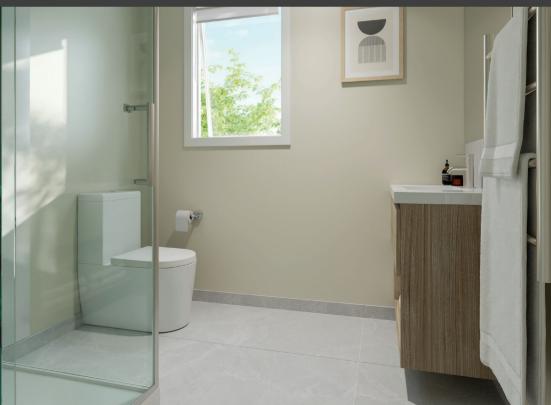
Light, Privacy, and Peace of Mind

North-facing living zones flood with natural light and flow effortlessly to landscaped courtyards, ideal for morning flat whites or twilight barbecues. Upstairs, generous bedrooms, fully tiled bathrooms, and ample storage create a retreat for every resident. Internalaccess garages, secure fencing, and keyless entry deliver the lock-and-leave confidence today's busy lifestyles demand.

Urban Convenience, Village Feel

Step out your front door and you're minutes from everything that matters. Edgeware Village groceries and cafes are a two-block stroll; the buzz of the CBD, New Regent Street, and Margaret Mahy Playground are a five-minute cycle. With bus routes and new cycle lanes on Barbadoes Street, commuting or ditching the car altogether has never been easier.





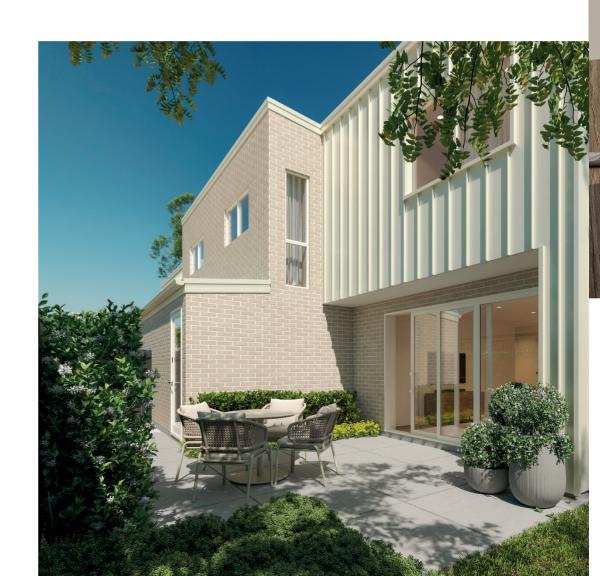
MODERN TOWNHOUSES WHERE DREAMS COME HOME

Step inside 595 Barbadoes Street and feel possibility unfold. These three freehold townhouses marry crisp architectural lines with warm, livable spaces.

Sun-soaked open-plan living anchors each level, framed by full-height glazing that draws in the northern light and opens to a private courtyard made for morning flat whites or twilight barbecues.

The heart of every home is a chef's kitchen fitted with soft-close cabinetry, and quality Bosch appliances, all chosen for equal parts style and staying power.

Upstairs, generous bedrooms and bathrooms create a calming retreat, while high-spec insulation and energy-smart heat pumps keep temperatures perfect year-round.





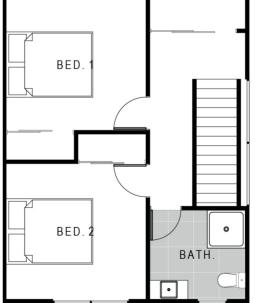
Whether you're a first-time buyer looking for a foothold near the city, or downsizing and chasing less maintenance and more freedom, or an investor seeking a blue-chip addition to your portfolio, these modern townhouses deliver on every dream: location, craftsmanship, and long-term value—all wrapped into one rare Christchurch opportunity.

UNIT 1

- 2 Bedrooms
- 1 Bathroom
- Open Plan Living
- Internal Garage
- Bosch Appliances

\$680,000





First Floor

UNIT 2

- 3 Bedrooms
- Ensuite & Bathroom
- Open Plan Living
- Internal Garage
- Bosch Appliances

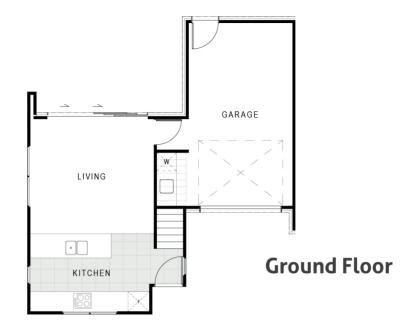
\$770,000

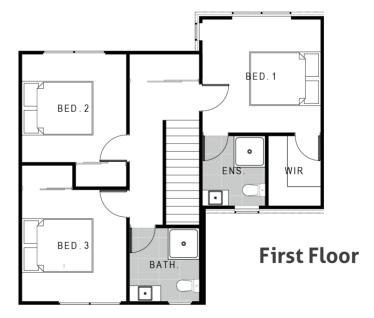


UNIT 3

- 3 Bedrooms
- Ensuite & Bathroom
- Open Plan Living
- Internal Garage
- Bosch Appliances

\$770,000





LANDSCAPE PLAN







Cook with Confidence Bosch Appliances at the Heart of Every Home

Step into your new kitchen and meet the silent overachievers that make every meal easier, faster, and more enjoyable. Bosch's German-engineered oven, induction cooktop, and whisper-quiet dishwasher come standard in all three townhouses, bringing a pedigree of precision and reliability to 595 Barbadoes Street.



LOCATION & SUBURB

Edgeware at Your Doorstep Everything You Need, Minutes Away

Positioned on the city-side fringe of Edgeware/St Albans, 595 Barbadoes Street gives you a coveted "10-minute neighbourhood" lifestyle.

Morning lattes, lunchtime park runs, after-work culture fixes, or weekend sports are all an easy stroll, cycle or quick bus ride from your front gate.

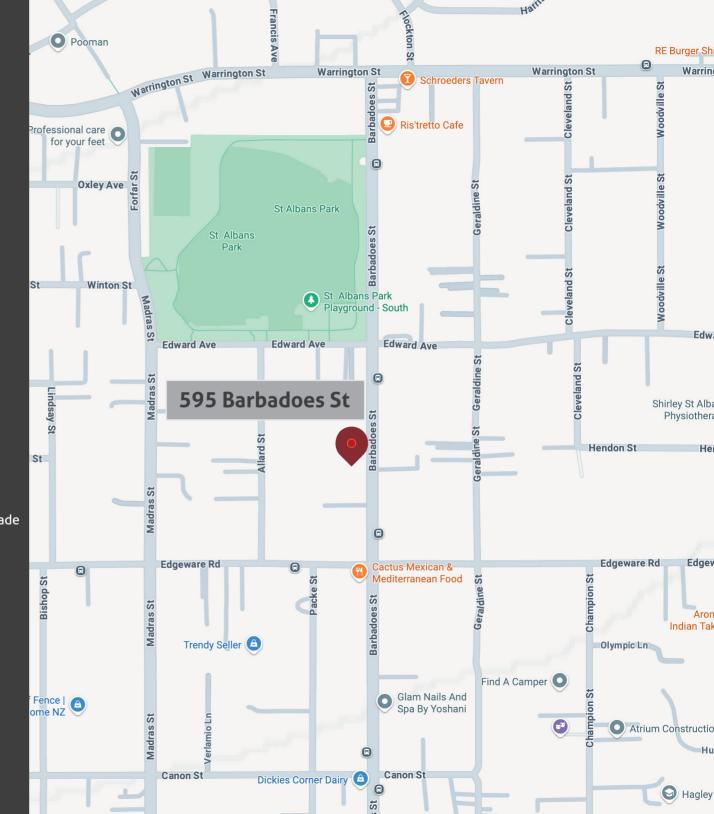
Here's a snapshot of what's waiting just outside

Points of Interest

- Edgeware Village cafes & New World supermarket
- St Albans Park & Skate/Playground
- English Park home of Canterbury United football
- Margaret Mahy Family Playground & Avon River Promenade
- Christchurch CBD (Cathedral Square / New Regent St)
- Hagley Park & Botanic Gardens

Education

- St Albans School (Years 1 6)
- Marian College (Years 9 13)
- Heaton Normal Intermediate (Years 7 8)







RENTAL APPRAISAL

595 BARBADOES STREET CHRISTCHURCH

Tuesday, 8th of July 2025

Rent Wise Property Management thanks you for engaging us to conduct a rental appraisal on the units at 595 Barbadoes Street. Based on current market and comparable properties in the area and to the same standard, we would consider the current market value to be \$690.00.

Current Market Rental Value

\$690.00 per week

Property Description

This brand newly built units come with comfort and style. All appliances and fixtures will be of great quality. Each unit has three great size bedrooms. Open plan living, with great outdoor flow to the courtyard.

Comparable Properties

2/114 Cranford Street - \$680.00 43 Canon Street - \$690.00

Shona Saunders

Rent Wise Property Management

Rent Wise Metro Property Management have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change In future. No site visit has been conducted and this appraisal is not Intended to be used for finance purposes if you require this, please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.



BUILDING SPECIFICATIONS

Colorsteel

Resene Paint

EXTERIOR PAINT & FINISHES

Roof: Colorsteel
Fascia/Gutter/Downpipes: Colorsteel
Soffit: Resene Paint
Cladding: Bricks & Timber
Window Joinery: Rasene Paint
Front Door: Rasene Paint

Garage Door Frame:

Garage Door:

BATHROOM & ENSUITE

Vanity: Wall Hung Vanity. Drawer with open shelf.

Toilet: Enya Back-to-wall Toilet Suite

Basin Mixer: Brushed Stainless Steel
Shower Slide: Brushed Stainless Steel
Shower Mixer: Brushed Stainless Steel
Towel Rail: Slimline Heated Towel Rail
Mirror: Custom with Demister Pad

Vanity Splash Back: Tiles

FLOORING

Entry & Kitchen: Tiles
Living, Stairs/Halls: Carpet
Bedrooms: Carpet
Garage: Carpet
Bathroom: Tiles
Ensuite: Tiles

KITCHEN FINISHES

Benchtop: Stone

Oven: Bosch Built-in Oven
Hob: Bosch Built-on Hob
Rangehood: Bosch Rangehood

Dishwasher: Bosch Built-n Dishwasher

Fridge/Freezer: Built in kitchen cabinetry, fridge provided

by purchaser









CALL US FOR MORE INFORMATION

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