

Chch city apartments in hot demand

Richard Loader

Complete with double garaging and priced to appeal to first homebuyers, eight high quality inner city apartments developed and built by Gray Builders Ltd sold off the plans within three months of marketing.

Leave the cars in the garage though—the Hereford Street apartments are just a stones throw from Fitzgerald Avenue and an easy stroll to Christchurch’s bustling CBD.

Priced to sell between \$480,000 and \$520,000, the popular apartments were sold before construction commenced to a combination of first home/kiwi saver buyers and investors looking for inner city rental accommodation.

The project commenced three years ago when Gray Builders bought the site, complete with an old earthquake damaged homestead that had been used as rental accommodation.

With the vision of building quality inner city housing for the growing first home buyer market, Gray Builders, long established as a family owned and operated residential builder, commenced the planning process engaging Keith Ussher Architecture to create the design.

After demolition and salvage of the old homestead, the founds went down June of 2019, commencing construction the following month.

Now all but complete and awaiting code of compliance, the fee simple two-storey apartments take pride of place in two blocks of four, sharing a driveway in between.

Reflecting upon the speed in which the apartments sold, project manager Al Gray says the standard inclusion of double garaging played a large part in the 146sqm apartments’ appeal—something quite rare in the area.

“The lower levels all have double garage, kitchen, dining, lounge and separate toilet, with the upper level including three good sized bedrooms, separate toilet and bathroom.

“Apart from the rear facing apartments, the master bedrooms include en-suites and walk



Gray Builders’ inner city apartments sold before construction commenced.

in robes. People prefer up-market fixtures and fittings and we’ve used Bosch appliances and Methven tapware to meet that preference.”

The exterior cladding encompasses an attractive amalgam of horizontal and vertical BGC fibre cement board with concrete block providing a visual separation between each apartment. Decking and planting features have been sited at the rear of each apartment.

Gray Builders was founded by Al’s father, Tom, back in 1987 and has established a reputa-

tion as one of Christchurch’s leading builders of quality residential and spec development projects.

Truly a family business, while Al has the busy role of project manager, Tom remains active in the business as managing director while mother Faye looks after all administration work and another brother takes care of data entry.

Located in Bromley and operating throughout Christchurch, Al says continually investing back in the business and a drive for quality workman-

ship have been the bedrock of success for Gray Builders over the last three decades.

“Those principles have placed us in a very good position to weather the Covid storm. Currently we have four on the tools as well as myself and we have just taken on a new apprentice. Over the years we’ve trained a number of apprentices and always believe in the importance of training to a standard of excellence that is founded upon quality workmanship, personal service and customer satisfaction.”



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The standard inclusion of double garaging played a large part in the 146sqm apartments' appeal says Al Gray of Gray Builders.

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