

Would you like to call this Home?

- and be part of **Cohaus**



Villa for sale on Browning Street

For more information check Cohaus.nz and twitter.com/CohausNZ and email us at cohaus.nz@gmail.com

Grey Lynn Cohaus

Villa on Browning St

1

4 October 2019

STUDIO NORD

The Villa

Are you interested in an 1890's villa set in Auckland first urban cohousing community, being built in Grey Lynn?

The most historic home on the block, this spacious 132 m2 villa set on 2407 m2 of land has been moved within the site to front on to Browning Street, a leafy row of entact traditional villas. It is part of the Cohaus non-profit housing development and enjoy Cohaus' shared facilities.

The location is great. There's a 5 minute walk to the bars and cafes of West Lynn or Grey Lynn village, and a ten minute bus ride to Ponsonby or K'Rd and town. Frequent public transport is available on Great North Rd and many schools, shops and parks are close by. The Grey Lynn farmers' market on Saturdays is just around the corner.

When renovated the villa will have 3 double bedrooms, 2 bathrooms (one as ensuite) and spacious lounge, dining and kitchen areas. It is graced with a large front bay, original period detail, high Kauri board ceilings up to 3.2m and original timber floors. You get to work with the project architect to ensure the interior layout of the villa meets your needs.

Outside we are planning a timber deck and garden to the villa's north-facing living spaces, providing the perfect spot to while away the hours or wander down into the shared courtyard. A wide veranda at the front of the villa overlooks the private front garden and the leafy avenue of Browning Street. Off-street parking is available for one car, and you'll share in Cohaus' facilities such as a shared guest bedroom, cycle store and laundry.

The villa will overlook the Cohaus shared inner courtyard garden, which when complete will have vegetable gardens, fruit trees, lawn and a common garden house with bbq area. On the other sides of the courtyard will be the rest of Cohaus - the 3 storey Surrey building facing Surrey Crescent and the 2 storey Courtyard building set down into the back yard. All in all, with the villa, Cohaus will have 20 units ranging in size from a 40m2 studio to a 195m2 5 bedroom terrace.

We are offering the renovated villa at cost, in keeping with the non-profit nature of our cohousing project, and we currently estimate the finished cost to be about \$1.72m, much less than comparable villas in this area. It will have freehold unit title.

You can find out more about Surrey Crescent Cohaus at www.cohaus.nz or send us an email at info@cohaus.nz.

Location: 1 Browning Street, Grey Lynn, Auckland City, Auckland
Rooms: 3 bedrooms, 2 bathrooms
Parking: 1 off-street
Floor area: 132m2
Land area: 2407m2
In the area: Grey Lynn Primary, Western Springs, Grey Lynn Park, West Lynn Village, Grey Lynn Village

Price: Asking price \$1,720,000



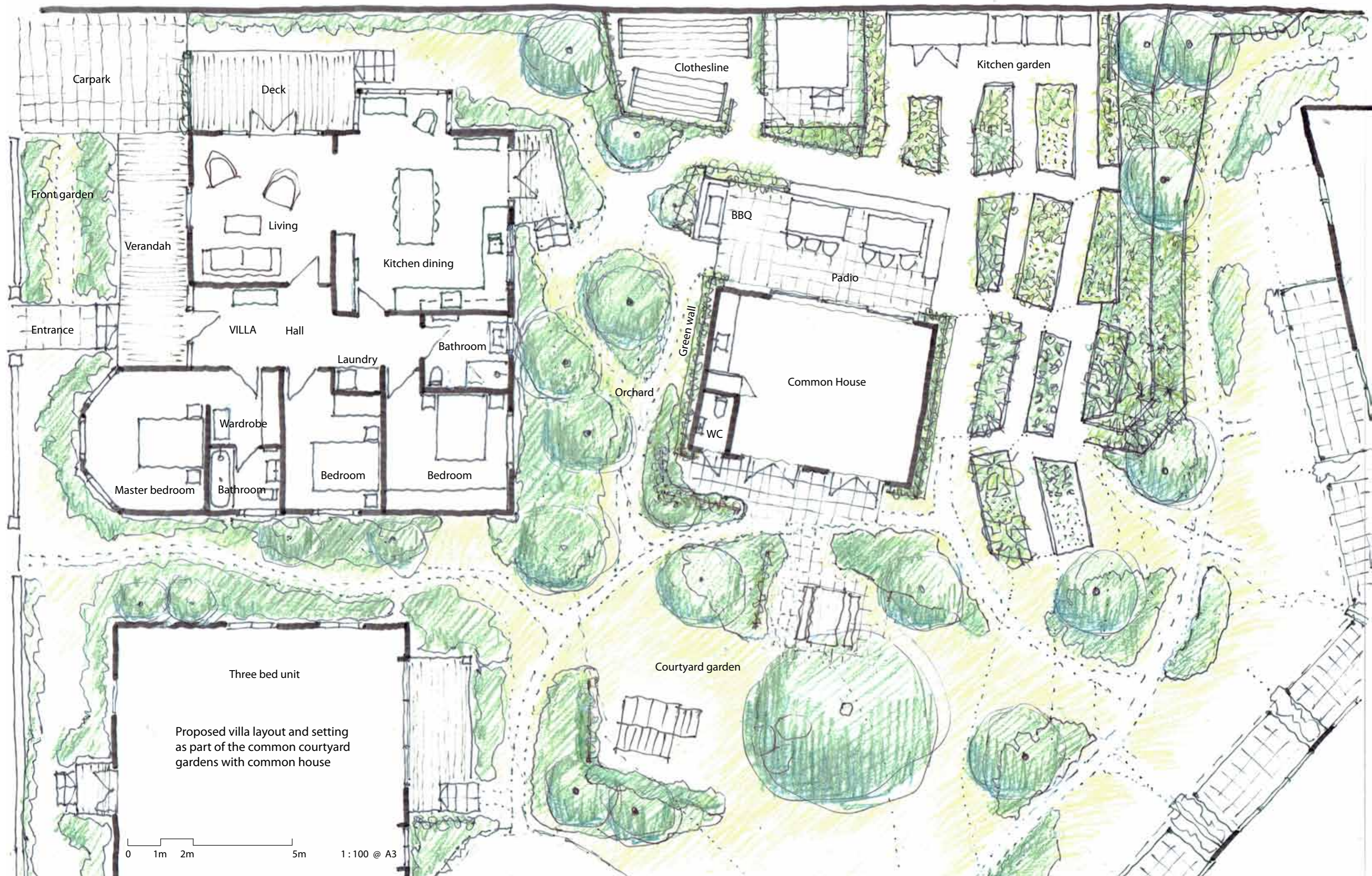
Local neighbourhood



Artist's impression of the vhe villa on Browning street (without street trees)



Fresh interior design in the comfort of a fully renovated grand old villa.



Proposed villa layout and setting as part of the common courtyard gardens with common house

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What is cohousing?

Cohousing is a group of people working together to build homes that they themselves will live in. Facilities are shared within the cohousing community so that individual units offer greater amenity than in a commercial property development. By removing the profit margin and by sharing resources, cohousing produces good quality housing at a more affordable price than commercial developments.

Cohousing is designed, built and lived in by people who plan to be long-term residents. A sense of community responsibility, both between the residents and to neighbouring property owners, is core to the project.

The Cohaus project at Surrey Crescent, Grey Lynn will be the first urban cohousing development in Auckland. The buildings will house 19 units ranging in size from one bedroom to five bedrooms. The central shared north facing garden courtyard will be the focus of the development. There will be shared facilities including a guest bedroom, a common room, storage, laundry, bike parking and car parking and access to at least two shared cars.

Located on the edge of a residential character zone allows a sympathetic residential development that complements the existing character buildings while buffering them from negative effects of the adjacent arterial road.



Cohousing has been shown to work internationally with a 50-year track record in countries such as Denmark, Germany, and the United States.



Site plan

