BROOKSFIELD

27 Aylmer Street

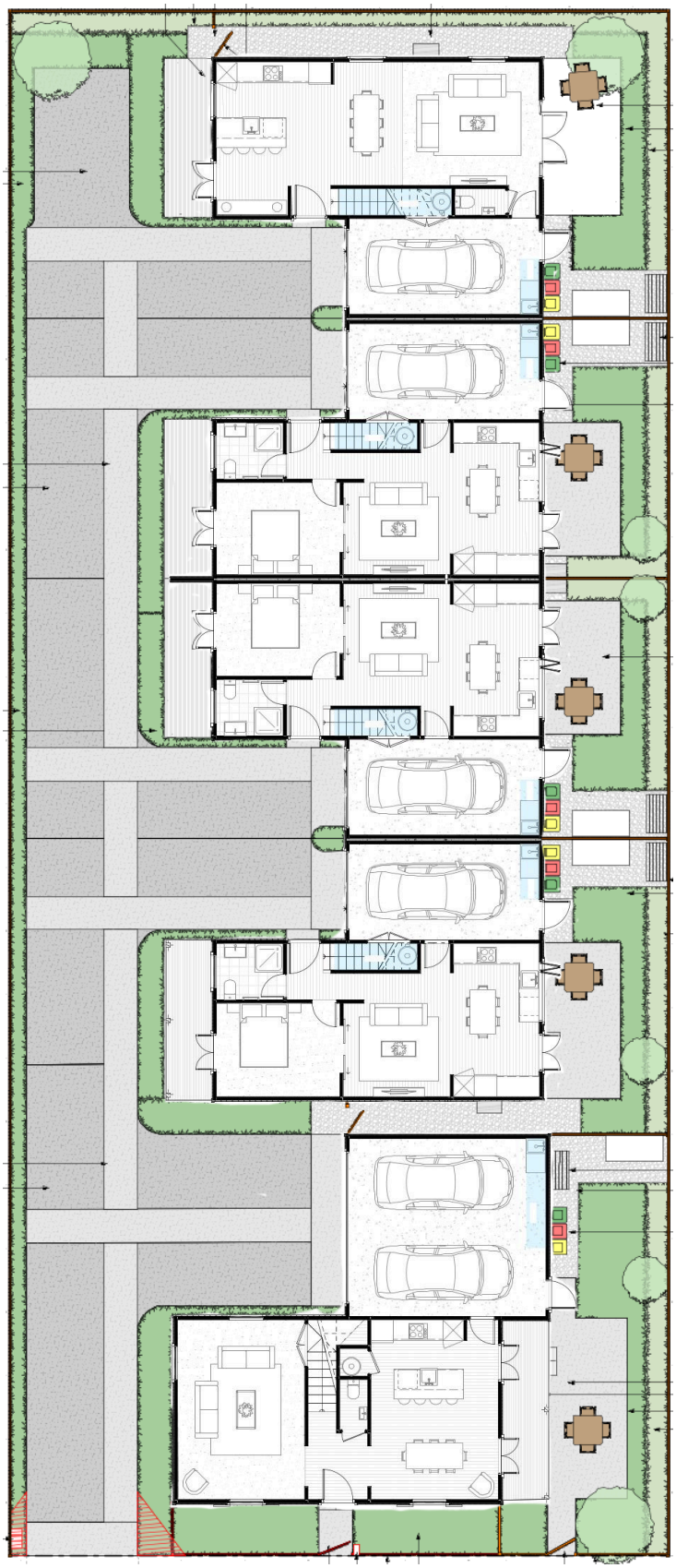
Cashmere, Christchurch



Details

	BEDROOMS	BATHROOMS	GARAGE	SIZE
Home 1	3	2.5	Double garage & 2 carparks	160
Home 2	3	2	Garage & carpark	113
Home 3	3	2	Garage & carpark	113
Home 4	3	2	Garage & carpark	113
Home 5	3	2.5	Garage & carpark	124

Landscape Plan



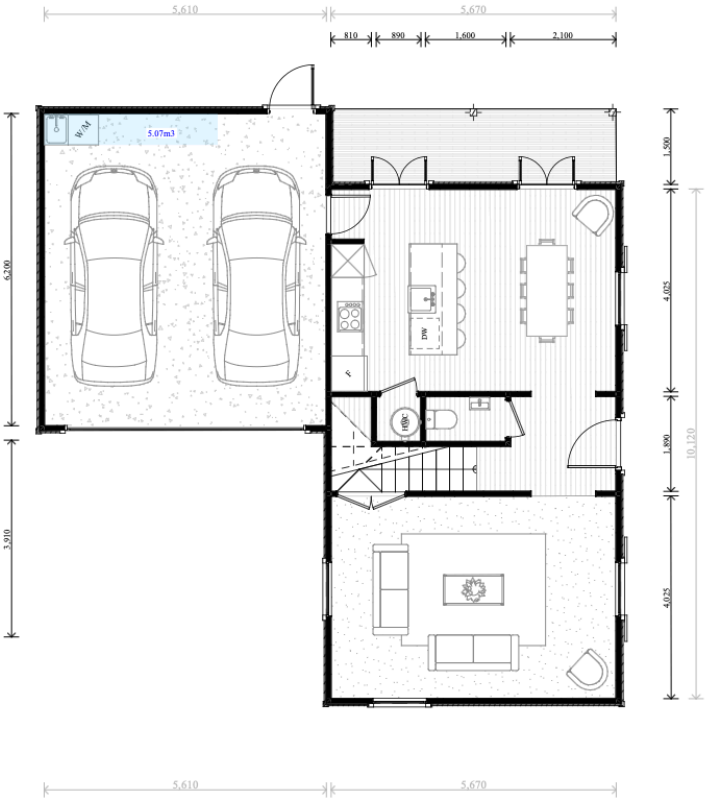
LEGEND

- Grey colour concrete sponge finish with 10mm grouted decorative cuts (53.14m²)
- Exposed aggregate concrete, 1/2 shot black oxide with 10mm grouted decorative cuts (193.79m²)
- Selected gravel chip/limestone chip (64.37m²)
- Evergreen Hedge
- Garden Bed
- Proposed Tree
- Selected fold out clothesline attached to fence (700 x 1200mm or similar)
- CCC Bins
- Covered Cycle Storage
- Picket Fencing - 1000mm and painted white. (12m)
- Picket Fencing - 1800mm and painted white. (9.6m)
- Low Spec. Fencing - 1800mm rough sawn pailings, no cap. (9m)
- Exterior Heat Pump Unit

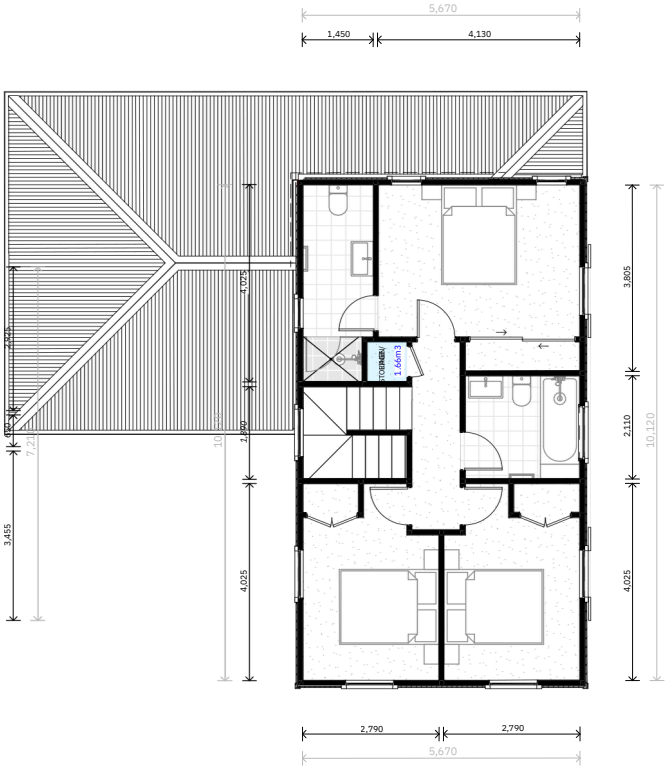


Cottage 1

3	2.5	2	160m2



Ground Floor

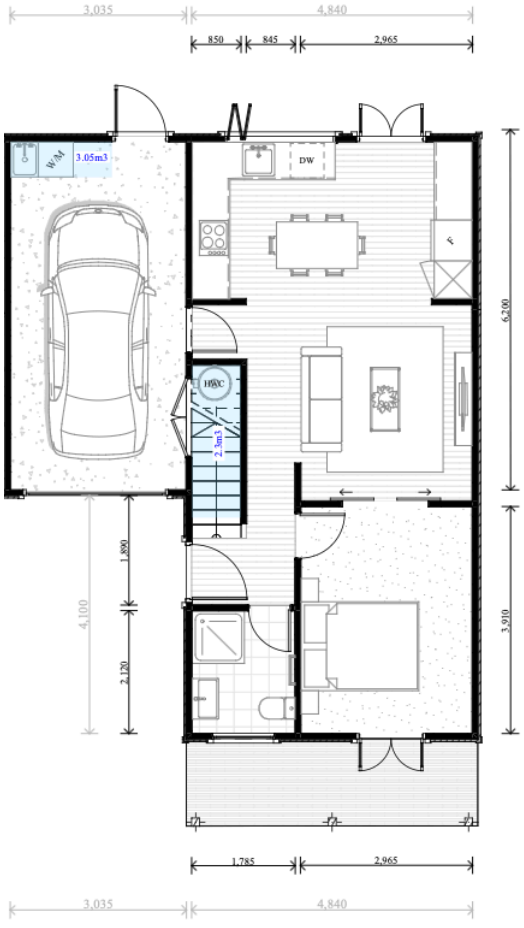


First Floor

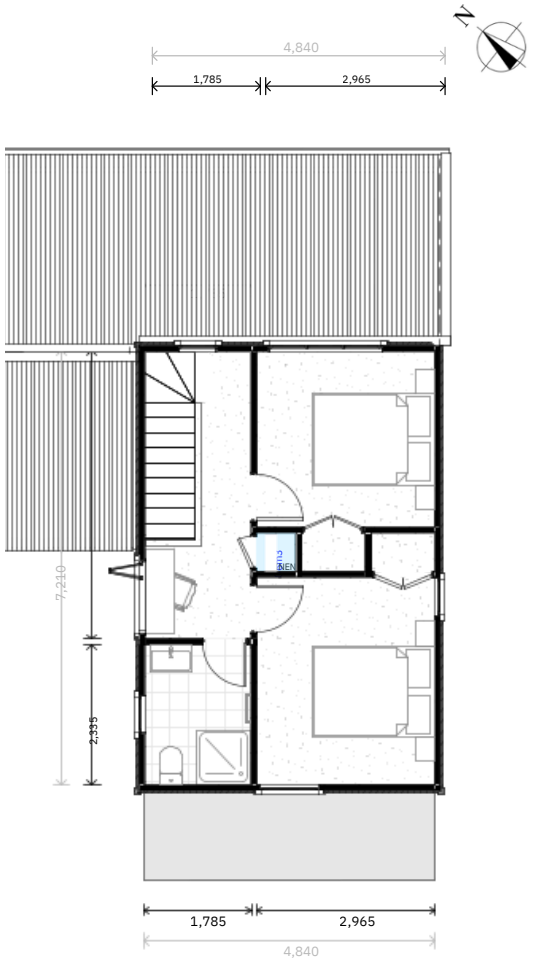


Cottage 2

3 | 2 | 1 | 113m2



Ground Floor

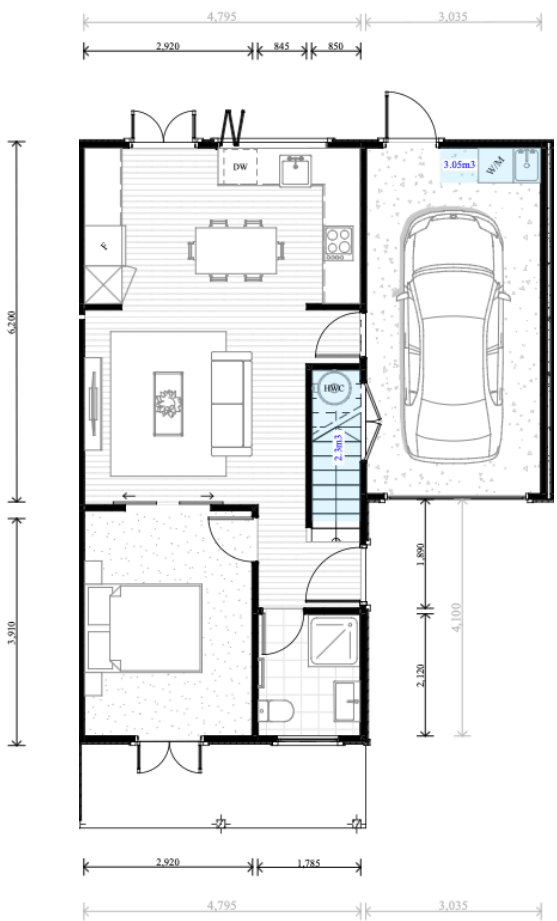


First Floor

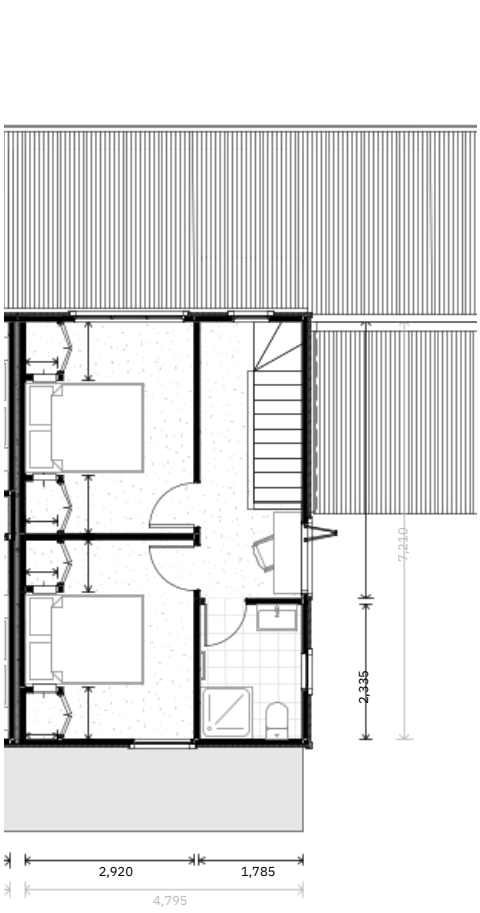


Cottage 3

3 | 2 | 1 | 113m2



Ground Floor

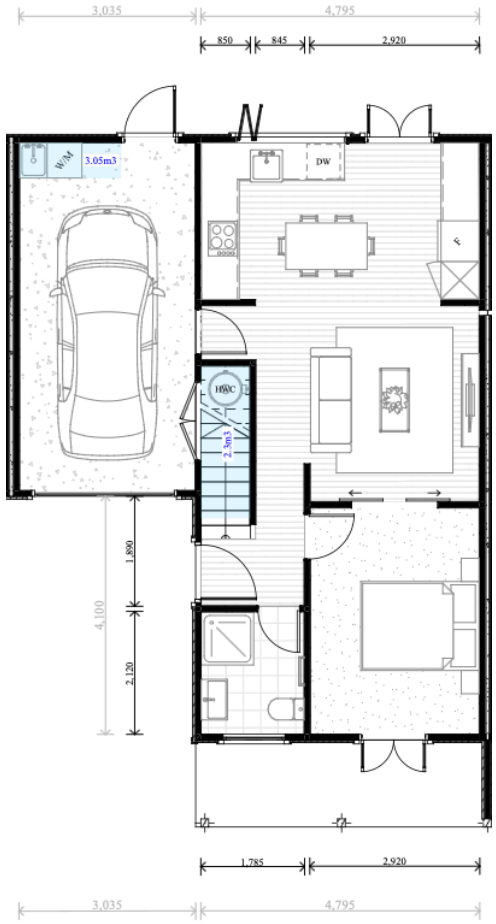


First Floor

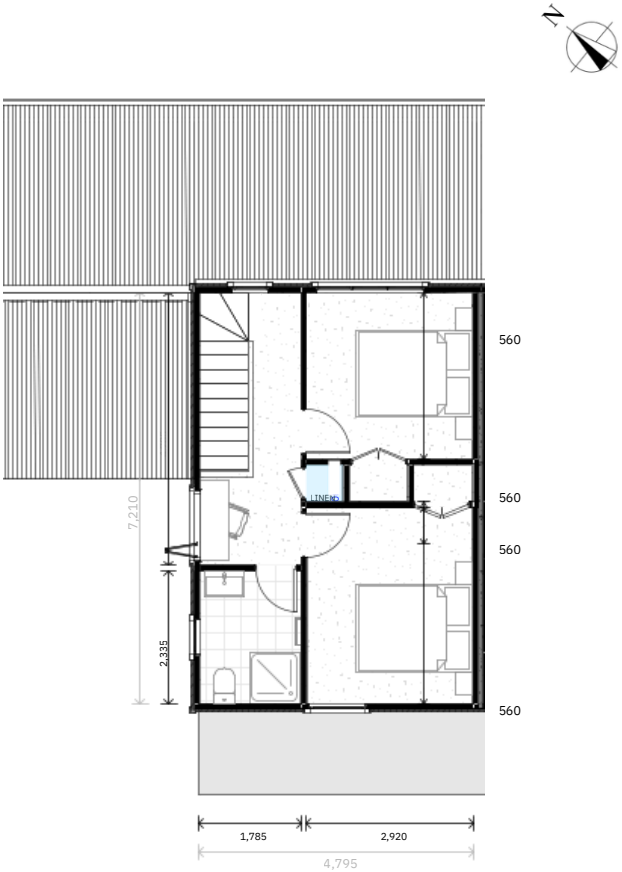


Cottage 4

3 | 2 | 1 | 113m2



Ground Floor

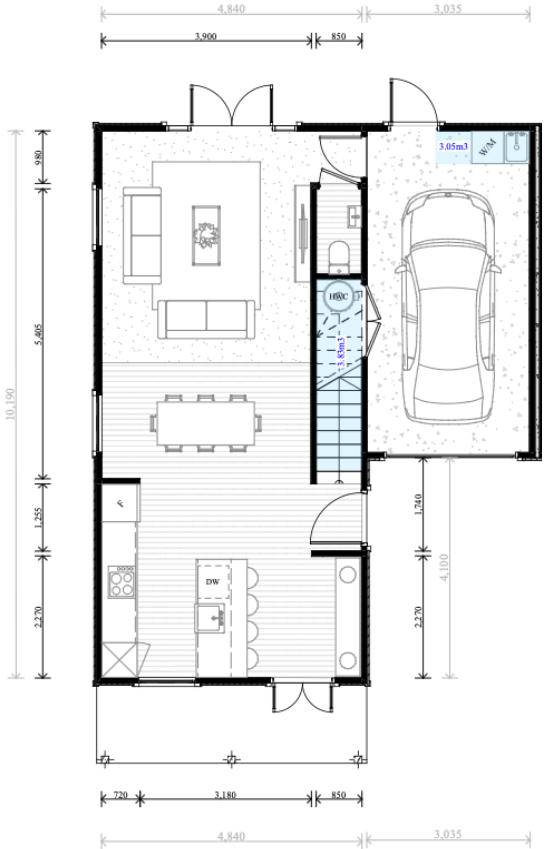


First Floor



Cottage 5

3 | 2.5 | 1 | 124m2

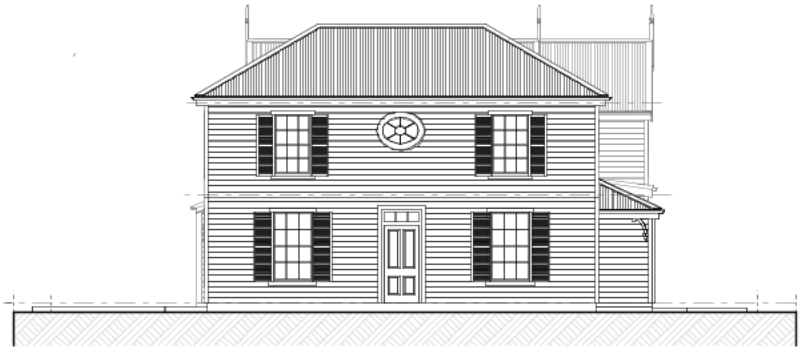


Ground Floor



First Floor

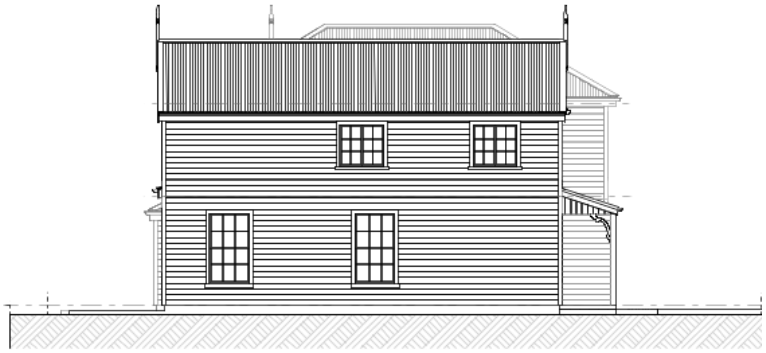
Elevations



South Elevation



West Elevation



North Elevation



East Elevation

Your New Neighbourhood



The Colombo
Canterbury - 5 mins

City Centre - 10 mins

Airport - 22 mins



Formaggios
- 5 min walk



Moon Under Water
- 5 min walk



Black & White Coffee
- 5 min walk

New World - 5 mins

Fresh Choice- 6 mins



27 Aylmer Street



Beckenham Park - 3 mins



Cashmere High (In Zone)
- 3 mins



Ernle Clark Reserve
- 12 min walk



The Birdwood - 2 mins



Cashmere shops
- 12 min walk

Sydenham Cemetery

Cashmere Tennis Club

Landsdowne
Community Centre

BlueberryNZ

Cracroft
Caverns
Reserve

Bumble Bees
Swim School

SOMERFIELD

BECKENHAM

The Birdwood

Huxley St

King St

Devon St

Boon St

Tennyson St

Sandwich Rd

Martin Ave

Corson St

Ashgrove Terrace

Cashmere Rd

Hackthorne Rd

Centaurus Rd

Mayor Aitken Dr

Birdwood Ave

Norwood St

Studholme St

Somerfield St

Stanbury Ave

Cardiff Ave

Selwyn St

Milton St

Roker St

Penrith Ave

Rosebery St

Cheviot St

Sydney St

Fairview St

Barrington St

Burlington St

Waltham Rd

Hastings St

Austin St

Gibbon St

Hume St

Croydon St

Southampton St

Seddon St

Eastern Ter

Palatine Ter

Tainui St



27 AYLMER ST, SOMERFIELD

19/10/2026

The proposed development at 27 Aylmer Street will comprise five townhouses designed in the heritage style Brooksfield is renowned for, complemented by quality fittings and finishes throughout.
Each home will offer three bedrooms, two bathrooms and an internal-access garage. The ground floor is planned around open-plan living, with Bedroom 1 also located on this level in Houses 2, 3 and 4. House 1 will provide a separate living area and a double internal-access garage, offering additional space and flexibility.
Nestled in the picturesque, tree-lined streets of Somerfield, this residence is strategically located with easy access to a wealth of amenities, including Beckenham, Barrington, and the Central Cit

Comparative Analysis

The Rental Statistics from 01 Mar 2026 - 31 Aug 2026 in the Somerfield area shows 249 active bonds for 3-bedroom properties.

Lower Quartile Rent	Median Rent	Upper Quartile Rent
$480	$570	$650

Market Rent

Thank you for requesting a rental assessment for the above property. In today's current market we would consider the market rent to be **$665 - $690pw** with house 1 being at the higher side of that range and all within in a well-managed portfolio depending on the availability of suitable tenants.

Disclaimer:

A1 Property Managers 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. 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.

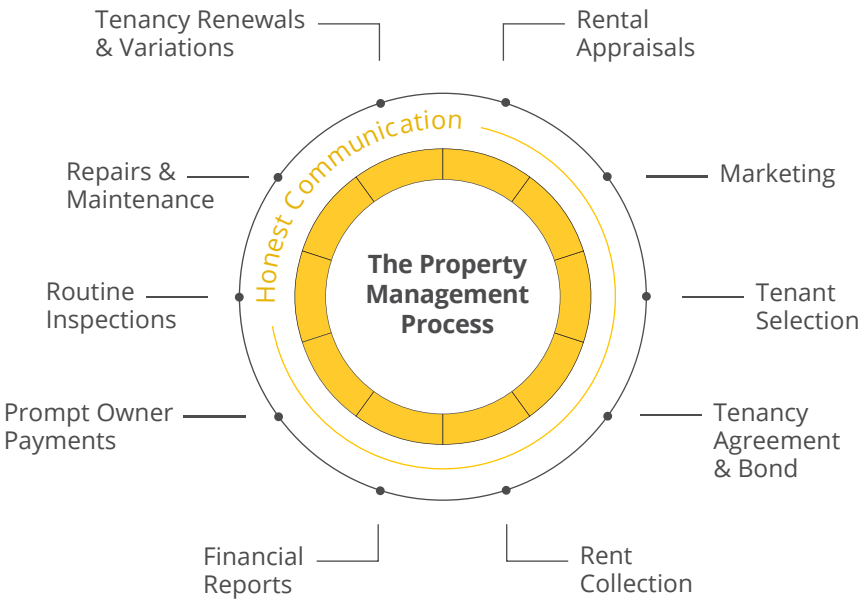
Hamish Wilson
Hamish Wilson
Managing Director
021 22 11 002
hamish@a1prop.co.nz



THE PROPERTY MANAGERS

Why you should choose A1 to professionally manage your property

1. Advertising for a Tenant
2. Tenant Selection
3. Expertise in Law
4. Tenancy Agreement
5. Rent & Bond Collection
6. Tribunal Representation
7. Rent Reviews
8. Routine Inspections
9. Financial Reports
10. Communication
11. Ingoing & Outgoing Inspections



EXPERTS IN YOUR CORNER

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Christchurch, 8041

a1propertymanagers.co.nz
Member ofREINZ,NZPIF andCPIA.

(03) 351 7643
reception@a1prop.co.nz

About Brooksfield

If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfield began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional cottages.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

What makes Brooksfield homes different?

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfield home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.





Brooksfield
Expression of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:
(a) to proceed forward by making a conditional offer.
(b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:



BROOKSFIELD

0800 548 484

www.brooksfield.co.nz