



RENTAL APPRAISAL

70 LANDSDOWNE TERRACE, CASHMERE, CHRISTCHURCH

4 bedroom / 1 bathroom / 1 parking

\$725 - \$775 per week

Immaculately presented 4-bedroom home with stunning valley views. Features include two living areas, open-plan kitchen/dining, full bathroom, and excellent heating with partial double glazing. Elevated for privacy yet ideal for outdoor living with courtyards, decking, flat lawn, veggie garden, and mini orchard. Zoned for Thorrlington Primary, South Intermediate, and Cashmere High, with easy access to Port Hills leisure activities. Single garage plus off-street parking.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

Comparable Rentals

1 31 FIFIELD TERRACE, WALTHAM, CHRISTCHURCH, 8023



4 2 1 756m² 181m²
 Age 1950 DOM 7 days Capital Value \$540,000
 Listing Date 26-May-25 Distance 2.72km CV Date 01-Aug-22
 Listing Price \$595/week

2 31A BEWDLEY STREET, SPREYDON, CHRISTCHURCH, 8024



4 2 1 297m² 185m²
 Age 2025 DOM 8 days Capital Value \$860,000
 Listing Date 26-Feb-25 Distance 3.55km CV Date 01-Aug-22
 Listing Price \$850/week

3 2/28 DELORAINE STREET, SOMERFIELD, CHRISTCHURCH, 8024



4 2 1 112m² 132m²
 Age 2025 DOM 78 days Capital Value \$720,000
 Listing Date 07-Mar-25 Distance 2.26km CV Date 01-Aug-22
 Listing Price \$750/week

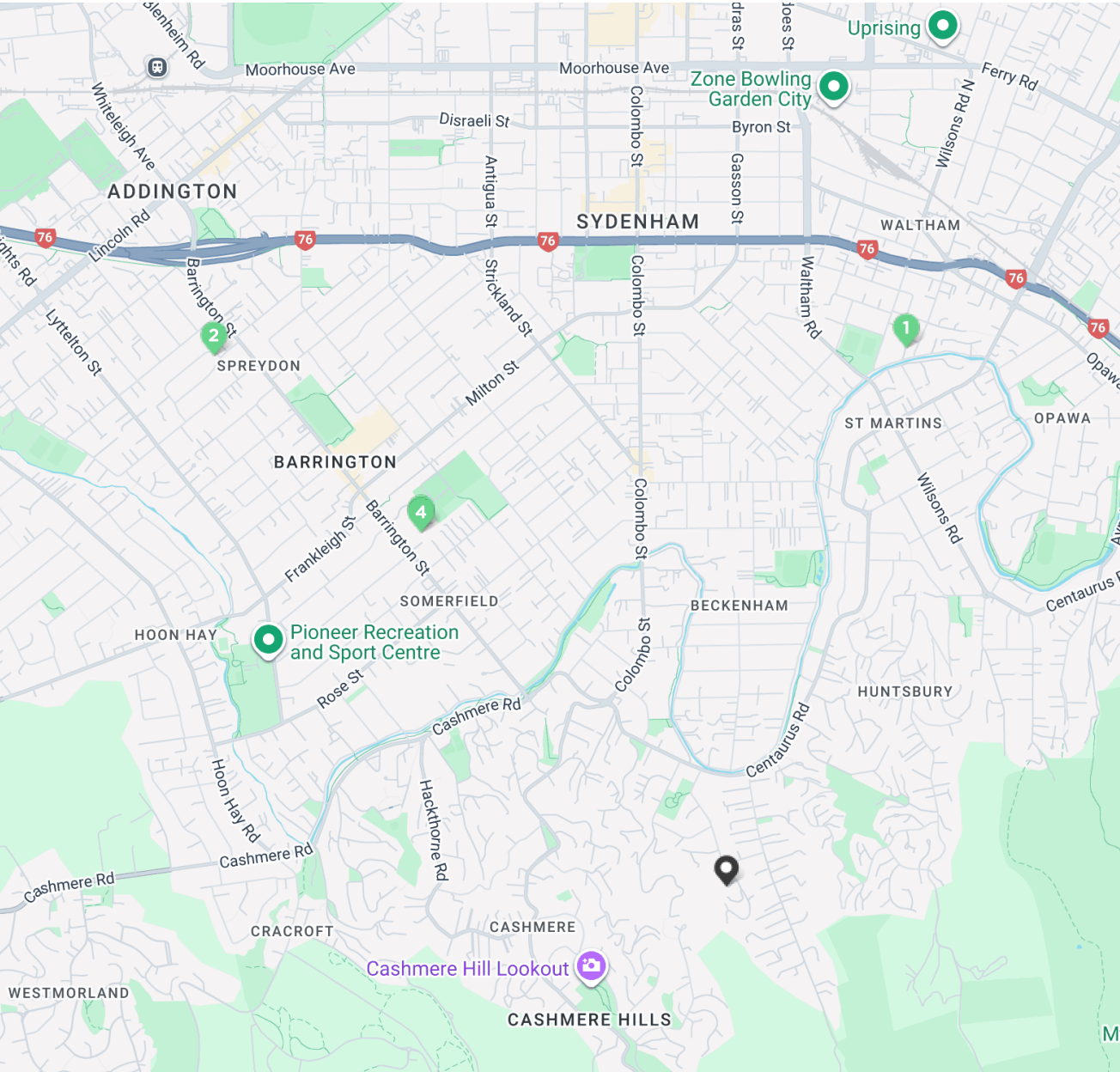
4 5/28 DELORAINE STREET, SOMERFIELD, CHRISTCHURCH, 8024



4 2 1 112m² 132m²
 Age 2025 DOM 36 days Capital Value \$720,000
 Listing Date 13-Feb-25 Distance 2.24km CV Date 01-Aug-22
 Listing Price \$750/week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals



1 31 FIFIELD TERRACE, WALTHAM, CHRISTCHURCH, 8023	4	2	1	\$595
2 31A BEWDLEY STREET, SPREYDON, CHRISTCHURCH, 8024	4	2	1	\$850
3 2/28 DELORAINE STREET, SOMERFIELD, CHRISTCHURCH, 8024	4	2	1	\$750
4 5/28 DELORAINE STREET, SOMERFIELD, CHRISTCHURCH, 8024	4	2	1	\$750



FRASER FLYNN

Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

Whether you're ready to get started or just want to ask a few questions, feel free to get in touch — I'm always happy to help.

Look forward to hearing from you soon,



Get a Rental Appraisal



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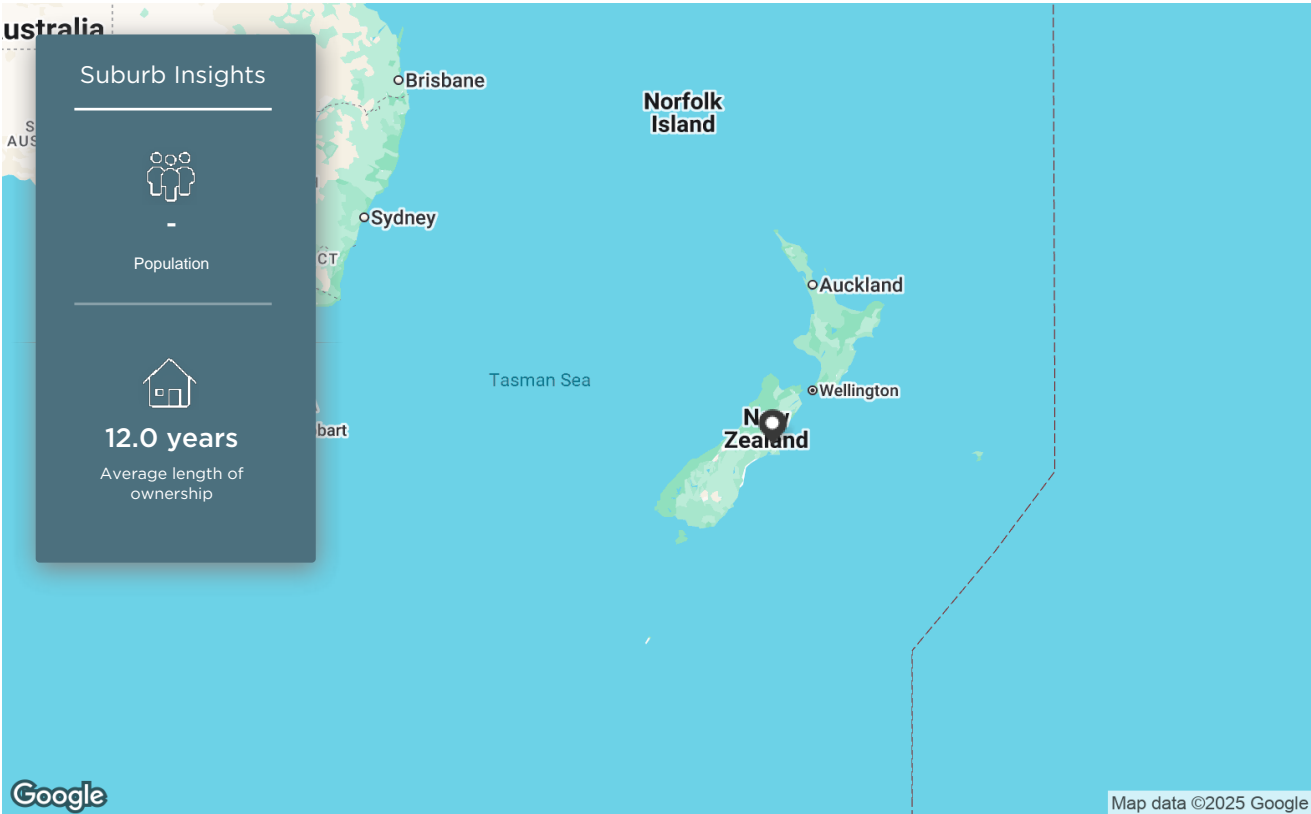


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Cashmere

Demographic



The size of Cashmere is approximately 14 square kilometres. The population of Cashmere in 2006 was 6,102 people. By 2013 the population was 6,195 showing a population growth of 1.5% in the area during that time. The predominant age group in Cashmere is 50-59 years. In general, people in Cashmere work in a professional occupation. Currently the median sales price of houses in the area is \$1,135,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	72.5	Agricultural and Fishery	1.2	-20K	2.4	0-9	11.7
Two Families	1.6	Clerical	8.9	20-30K	3.1	10-19	12.5
Three+ Families	0.0	Elementary	6.4	30-50K	8.3	20-29	7.9
Lone Occupant	20.7	Legislators, Admin and Managers	20.9	50-70K	9.4	30-39	9.4
Share Accommodation	3.0	Plant and Machinery Operator	1.8	70-100K	15.1	40-49	15.6
Other	1.8	Professional	29.3	100K+	49.7	50-59	17.2
		Service and Sales	8.5			60-64	7.8
		Technicians	15.1			65+	16.8
		Trades	5.1				

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