



M Group
Properties



*Artists impression only
- Subject to change*

FOR SALE

CORNWALL GARDENS
42 TRAFALGAR STREET
ST ALBANS

Harcourts
Holmwood
my kind of people

Licensed Agent REAA 2008
holmwood.co.nz



CORNWALL GARDENS

Executive St Albans, Zoned for Excellence

Designed by award-winning architects Figure & Ground and brought to life by the trusted local team at MGroup, this boutique collection presents just four executive townhouses delivering substantially larger proportions and a higher level of specification. Thoughtfully designed for modern living and long-term appeal, each residence sits within coveted school zoning for Christchurch Boys & Girls' High Schools and St Albans Primary School, a combination that continues to underpin both lifestyle quality and enduring long-term value.

Completion expected September 2026 and early purchasers will get the chance to:

- Upgrade internal spec
- Pick and choose colour schemes
- Personalise their homes to create a bespoke residence

Prime location:

- Freehold Titles
- No bodycorp/residents association fees
- Zoned for Christchurch Boys' & Girls' High School

Home features:

- 3 oversized double bedrooms
- Master with walk in robe and ensuite featuring his and hers vanities
- Bathroom with separate bath and shower
- Internal access double garage
- North facing kwila decks
- Supersized living

Interior specifications:

- 2.6m stud ceilings
- Fisher and Paykel Appliances
- Designer Current Kitchens
- Underfloor Heating in Bathrooms

Please scan the QR code to view the Property Files for this development.

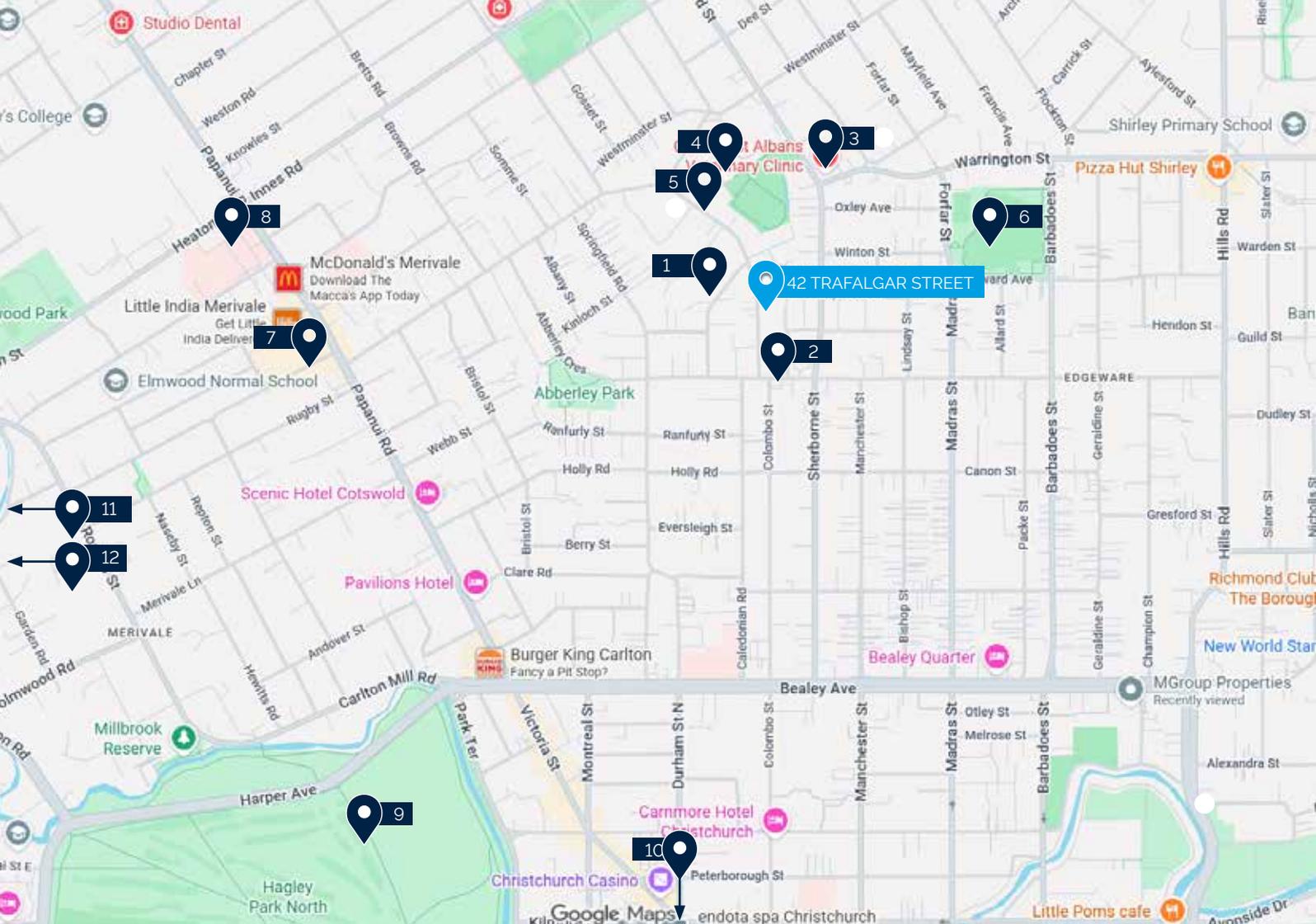


These townhouses are due for completion in **September 2026** and are marketed by **Sam Bowen** of Harcourts Holmwood as sole agent.

If you are interested in purchasing these townhouses or have any other questions, please contact Sam on **027 7574 731** or **sam.bowen@harcourts.co.nz**

This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information. All images are artists impression only and are subject to change.





THE LOCATION



42 TRAFALGAR STREET

1. St Albans Tennis Club..... 230m
2. Edgware Shops (cafes/restaurants/takeaways)230m
3. St Albans School.....450m
4. Our Vets St Albans 500m
5. BestStart Montessori.....850m
6. St Albans Park 1.2km
7. Merivale Mall.....2.0km
8. St George's Hospital.....2.8km
9. Hagley Park (not shown) 3.1km
10. Riverside Market (not shown)..... 3.5km
11. Christchurch Girls' High School..... 3.9km
12. Christchurch Boys' High School.....4.6km





UNIT DETAILS & PLANS

UNIT 1

Floor size: 186.5m²

3 2.5 2

\$1,299,000

UNIT 2

Floor size: 188.17m²

3 2.5 2

\$1,249,000

UNIT 3

Floor size: 188.17m²

3 2.5 2

\$1,249,000

UNIT 4

Floor size: 187.74m²

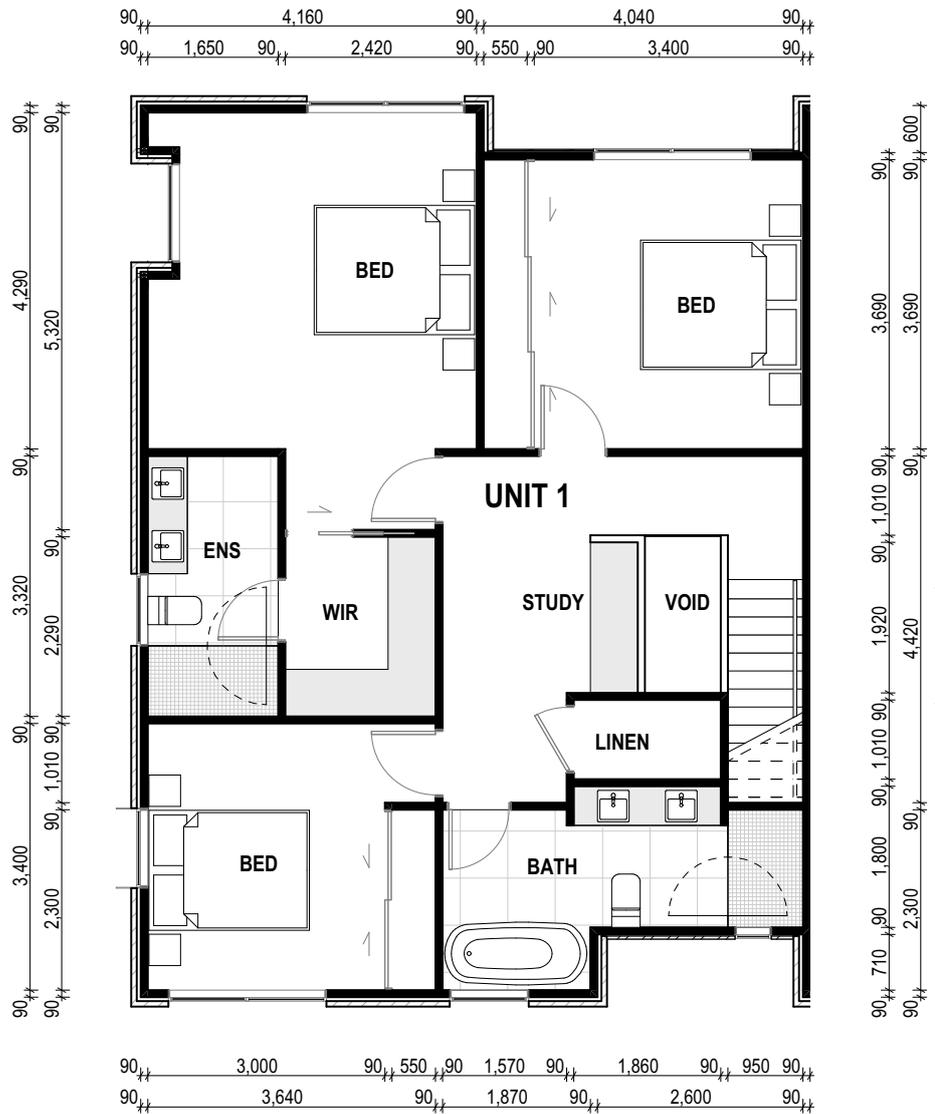
3 2.5 2

\$1,299,000



UNIT 1

First Floor

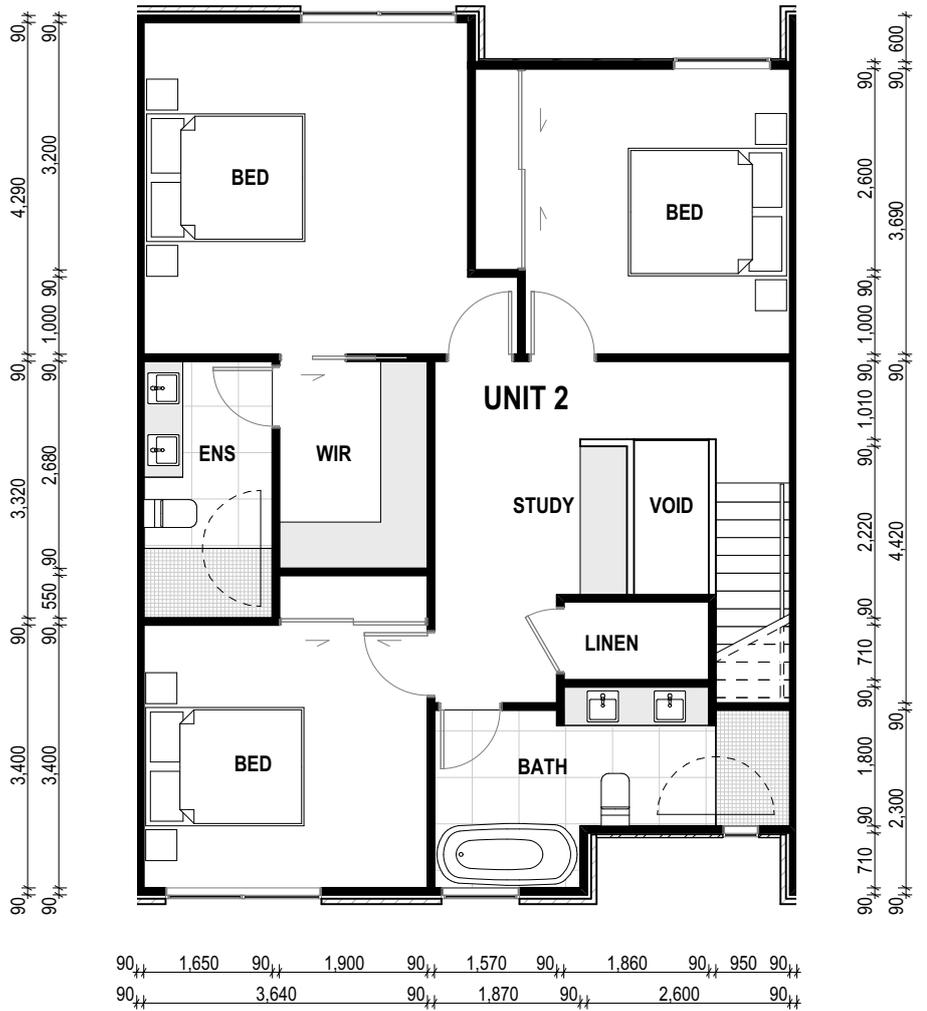




UNITS 2, 3, 4

First Floor

90	4,160	90	4,040	90
90	1,650	90	2,420	90
90	550	90	3,400	90







INTERIOR SPECIFICATIONS

Raised ground floor, 2.6m stud ceilings

1. Hard Flooring – Godfrey Hirst 'Amor' Wide 300 Romeo
2. Carpet – Bremworth 'Kensho' Colour 'Insight'
3. Cabinetry – Melteca Jarrah Legno Organic
4. Cabinet Hardware – Barra Oak Dark Brown 160mm
5. Sink Mixer – Evoke Gooseneck Pull Out - Gunmetal
6. Benchtop & Splashback – NEOLITH 'Himalaya Crystal' (Ultrasoft finish)
7. Wall Colour – Dulux 'Mt Aspiring Quarter' (Semi Gloss/Low Sheen)
8. Powder Room Wall Colour – Dulux 'Tinkertown'
9. Bathroom Tile - Reptile - Silver River Earth
10. Vanity - 1500 Sahara Wall Hung Double Basin
11. Shower – Evoke Double Head Slide Shower
12. Shower Mixer – Evoke Shower Mixer - Gunmetal
13. Heated Towel Rail - Evoke 7-bar Square - Gunmetal
14. Bath – Newark 1700 Corner Bath



LANDSCAPING

High-quality medium-density living can feel green and open, residents can enjoy privacy and safety, and a neighbourhood's desirability and value can be in balance with diversity and equity.

The pathway to the units should welcome you home and give a sense of place. The plantings here have been chosen to provide fragrance and colour throughout the year.

Soft, native underplanting has been chosen to complement the trees. These should be planted in groups of three or more to create a natural look.

TREE SPECIES

Pseudopanax
Ferox



Prunus
Kanzan



Pseudopanax
Ferox



GROUNDCOVER SPECIES

Ophiopogon
Japonicus



Hebe
Wiri Mist



Dianella
Little Rev

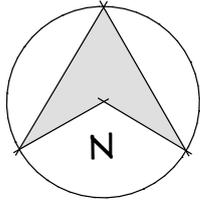


Lomandra
Lime Tuff



Griselinia
Broadway Mint



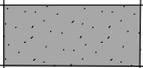


SCALE BAR



SURFACES KEY

TOTAL SITE AREA 917.7 M2

		QTY
	ARTIFICIAL TURF	16 M2
	STANDARD CONCRETE (BRUSHED FINISH)	170 M2
	EXPOSED AGGREGATE	78 M2
	TIMBER DECK	83 M2
	GARDEN BED	149 M2
	LAWN	55 M2





From: C:\Users\boyd\Faction - Documents\Projects\20495 - 25 Cornwall St, Saint Albans\05 Surveying\12d CAD\20495-12d-25 Cornwall Street St Albans\20495-100-001-A_Faction 19-Lot Subdivision Concept Plan.dwg
 Plotted: 26/01/2026 2:44 pm
 By: boyd.thomson

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	A	LOT 1	LOT 2
	B	LOT 2	LOT 1
	C	LOT 2	LOT 3
	D	LOT 3	LOT 2
	E	LOT 3	LOT 4
	F	LOT 4	LOT 3
	G	LOT 4	LOT 5
	H	LOT 5	LOT 4
	I	LOT 6	LOT 7
	J	LOT 7	LOT 6
	K	LOT 7	LOT 8
	L	LOT 8	LOT 7
	M	LOT 8	LOT 9
	N	LOT 9	LOT 8
	O	LOT 9	LOT 10
	P	LOT 10	LOT 9
	Q	LOT 11	LOT 12
	R	LOT 12	LOT 11
S	LOT 12	LOT 13	
T	LOT 13	LOT 12	
U	LOT 13	LOT 14	
V	LOT 14	LOT 13	
W	LOT 15	LOT 16	
X	LOT 16	LOT 15	
Y	LOT 16	LOT 17	
Z	LOT 17	LOT 16	
ZA	LOT 17	LOT 18	
ZB	LOT 18	LOT 17	

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	XA	LOT 50	330022

PROPOSED AMALGAMATION CONDITIONS

THAT LOT 50 HEREON (LEGAL ACCESS) BE HELD AS TO FOURTEEN UNDIVIDED ONE FOURTEENTH SHARE BY THE OWNERS OF LOTS 1 - 14 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 51 HEREON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARE BY THE OWNERS OF LOTS 6 - 10 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE FOURTH SHARE BY THE OWNERS OF LOTS 11 - 14 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT TO STAND BICYCLE	BA	LOT 14	LOTS 12 & 13
	CA	LOT 52	LOT 11
RIGHT TO PARKING	CB	LOT 52	LOT 12
	CC	LOT 52	LOT 13
	CD	LOT 52	LOT 14
RIGHT TO DISPOSE OF RUBBISH & RECYCLING IN BINS	GA	LOT 52	LOTS 1-5
	PA	LOT 14	LOTS 11-13
PEDESTRIAN RIGHT OF WAY	PB	LOT 13	LOTS 11 & 12
	PC	LOT 12	LOT 11
RIGHT OF WAY	RQ	LOT 52	LOTS 1-4
	RR	LOT 52	LOTS 1-5
	RA	LOT 1	LOTS 2-5 & 11-14
	RB	LOT 2	LOTS 1, 3-5 & 11-14
	RC	LOT 3	LOTS 4-5 & 11-14
	RD	LOT 4	LOTS 3, 5 & 11-14
	RE	LOT 5	LOTS 11-14
	RF	LOT 6	LOTS 7-10
	RG	LOT 7	LOTS 8-10
	RH	LOT 8	LOTS 7 & 9-10
	RI	LOT 9	LOT 10
	RJ	LOT 10	LOT 9
	RK	LOT 15	LOTS 16-19
	RL	LOT 16	LOTS 15 & 17-19
	RM	LOT 17	LOTS 16 & 18-19
	RN	LOT 18	LOTS 17 & 19
	RO	LOT 50	LOTS 1-14
	RP	LOT 51	LOTS 6-10
RQ	LOT 52	LOTS 5 & 11-14	
RR	LOT 52	LOTS 11-14	

LINE / SYMBOL LEGEND	
FEATURE	DESCRIPTION
---	ABUTTAL BOUNDARY
---	ROAD BOUNDARY LINE
---	SITE BOUNDARY LINE
---	PROPOSED BOUNDARY
---	PROPOSED COVENANT
---	PROPOSED COVENANT
---	PROPOSED EASEMENT
---	PROPOSED EASEMENT
●	OLD/RENEWED BOUNDARY
○	NEW/ADOPTED BOUNDARY
⊗	UNMARKED/NOT FOUND
---	EXISTING BUILDING FOOTPRINT
---	PROPOSED BUILDING FOOTPRINT
---	PROPOSED DECK FOOTPRINT
---	IMPERMEABLE SURFACE
---	PERMEABLE SURFACE
---	45°30'15" 23.45(m) BEARING/DISTANCE

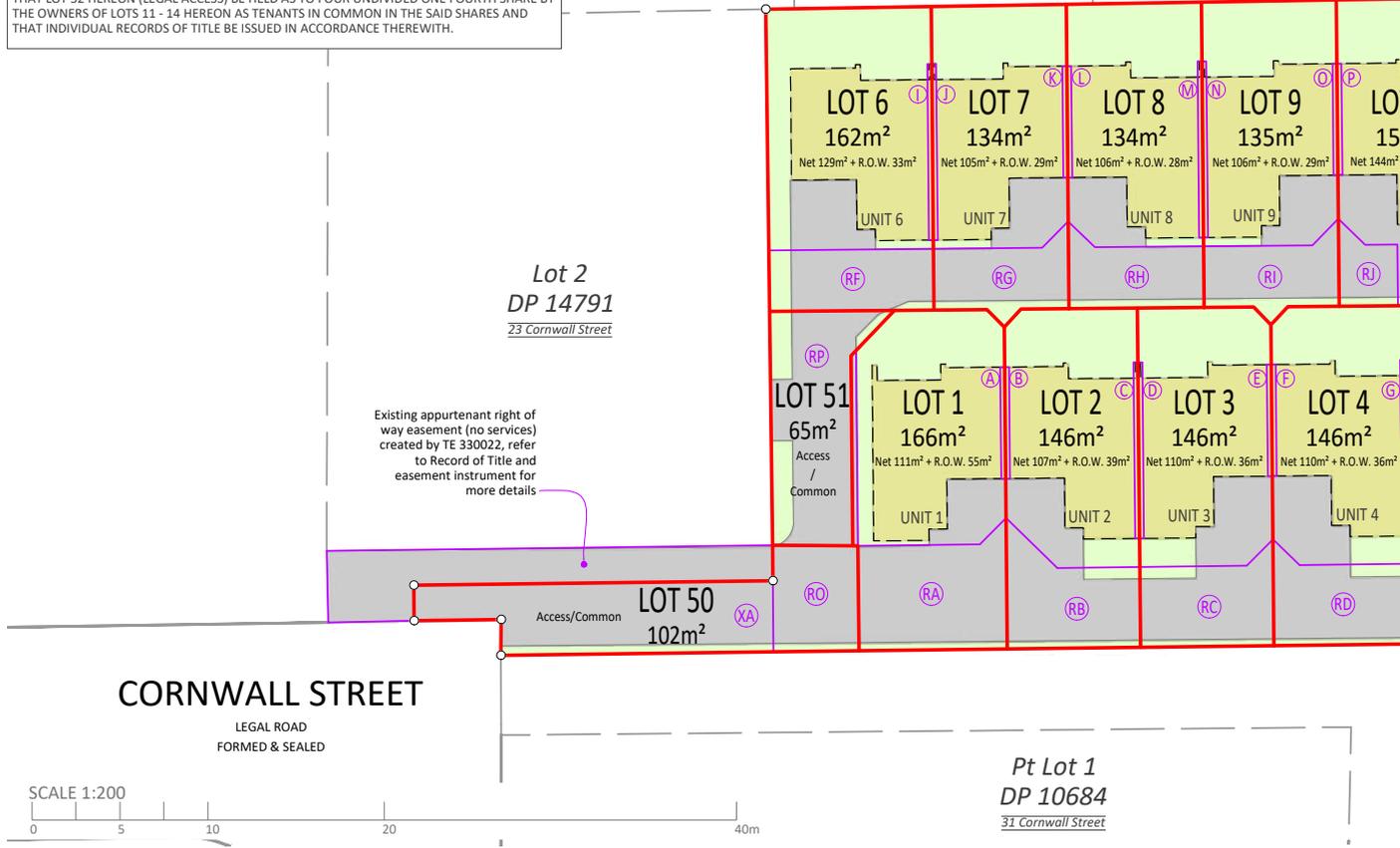
Part RS 311
28 Trafalgar Street

Part RS 311
30 Trafalgar Street

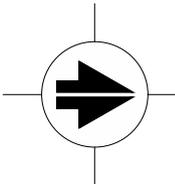
Lot 1
DP 462213
34 Trafalgar Street

Lot 2
DP 14791
23 Cornwall Street

Existing appurtenant right of way easement (no services) created by TE 330022, refer to Record of Title and easement instrument for more details



LINE
 NE
 RY LINE
 IT LINE
 IT LABEL
 T LINE
 T LABEL
 DARY MARK
 DARY MARK
 UND BOUNDARY MARK
 FOOTPRINT
 FOOTPRINT
 TPRINT
 ACES
 S
 DIMENSIONS



REVISIONS				
REV	NOTES	BY	APP	DATE
A	INITIAL ISSUE	BT	BT	26/01/26

- CONCEPT PLAN NOTES:**
- BOUNDARY DIMENSIONS AND LOT AREAS SHOWN ARE SUBJECT TO SURVEY APPROVAL BY LAND INFORMATION NEW ZEALAND (LINZ).
 - PROPOSED BUILDINGS AND ACCESS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND RESOURCE/BUILDING CONSENTS.
 - EXISTING AND PROPOSED SERVICES INFORMATION IS NOT SHOWN ON THIS PLAN.
 - ADDITIONAL EASEMENTS, CONVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN AND MAY STILL BE REQUIRED.
 - AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

TRAFALGAR STREET

LEGAL ROAD
 FORMED & SEALED

Lot 1
 DP 58593
 38 Trafalgar Street

Lot 2
 DP 36199
 46 Trafalgar Street

LEGAL DESCRIPTION:	Lots 1 & 2 DP 17362 and Part RS 311
COMPRISED IN:	CB608/5, CB626/4 and CB25F/453
TOTAL AREA:	3659m ² (3664m ² calculated)
LOCAL AUTHORITY:	Christchurch City Council
ZONING:	Medium Density Residential Zone (MRZ)

FOR INFORMATION

DISCLAIMER
 Information shown on this plan has been prepared under instruction from the Client and is intended solely for the client's use. Verify all dimensions on site before commencing work. Do not scale from this drawing. No liability shall be accepted for unauthorized use of this drawing.



T. 0800 322 846 | E. info@faction.nz | W. www.faction.nz
 Unit 6, 31 Carlyle Street, Sydenham, Christchurch 8023

CLIENT
 CORNWALL GARDENS

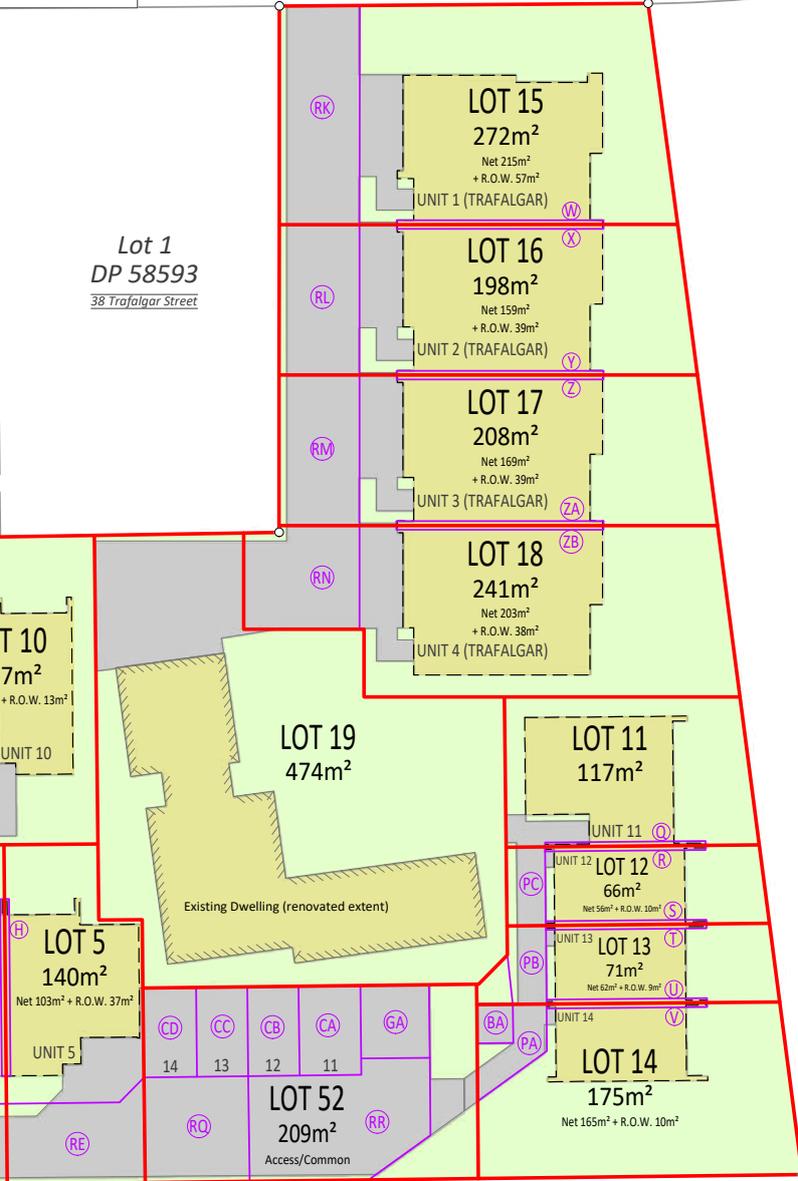
PROJECT
 42 TRAFALGAR STREET AND
 25 & 25A CORNWALL STREET
 SAINT ALBANS

TITLE
 PROPOSED 19-LOT SUBDIVISION
 OF LOTS 1 & 2 DP 17362
 AND PART RS 311

SCALE @A1; @A3 ORIGINAL SIZE
 1:200; 1:400 A1

SURVEYED	DRAWN	REVIEWED	APPROVED	DATE
--	BT	BT	BT	26/01/26

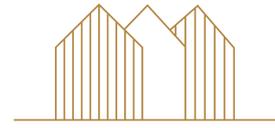
PROJECT No.	DRG No.	SHEET No.	REVISION
20495	100	001	A



Lot 1
 DP 508956
 27 Cornwall Street







RENTAL APPRAISAL

UNITS 1 - 4/42 TRAFALGAR STREET, ST ALBANS

It is Mosaic Property Management's pleasure to provide a rental appraisal for the townhouses at 42 Trafalgar Street, St Albans. When providing this appraisal, a number of factors were taken into consideration including the features and condition of the property, location, current market conditions and proximity to transport and lifestyle hubs.

I wish to advise that in the current rental market the for the properties located at 42 Trafalgar Street, St Albans, could achieve approximately \$800.00 - \$850.00 per week.

Comparable properties which have recently rented are listed below:

Address	Bedrooms	Bathrooms	Parking	Rent per week
2/27 Sherbourne St, St Albans	3	2.5	Double Garage	\$775.00
16B Onslow St, St Albans	3	2	Double Garage	\$770.00
37 Cannon St, St Albans	3	2.5	Double Garage	\$840.00

The Rental range is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

At Mosaic Property Management we are committed to providing a professional service to you at all times, ensuring not only peace of mind but the maximum return on your investment. Our experienced, personalised and professional approach ensures the quality of tenants, minimum vacancy periods and smooth management of your tenancies.

If you would like any further information on property management services, please don't hesitate to contact our Property Management Team on 022 569 4855 or rentals@mosaicpropertymanagement.co.nz.

Yours sincerely,

Amanda Stent
Mosaic Property Management
Director – Property Management Specialist



Disclaimer - Conditions on which the rental appraisal is provided.

1. The appraisal is an opinion only on the rental which may be achieved on the property as of the date of this appraisal and although every care has been taken in arriving at this figure, it is an opinion only and must not be taken as a sworn valuation.
2. The appraisal is affected by many factors including, but not limited to: general supply and demand of rental properties; change in the state of the economy; local market fluctuation; changes to the property itself or neighboring properties.
3. The appraisal is prepared solely for the information of the person to whom it is forwarded and not for any third party.



MOSAIC
PROPERTY MANAGEMENT

OUR PERFORMANCE

A LITTLE SNAPSHOT OF OUR PERFORMANCE
OVER THE PAST 12 MONTHS

99%

Occupancy rate

1%

Rent Arrears

100%

Client Retention

5

Avg days on market

Amanda manages our Christchurch property while my partner and I live in another city. They are very quick to respond, we always feel our concerns are heard and they are very professional. Amanda knows the market really well and stays up to date with current practices. We swapped to their company because of their People centred approach. We have ease in knowing our property is left in good hands, more importantly, that our tenants are safe and happy. I can't recommend her enough!

-Pratiksha and Joshua, Southampton Street, Sydenham.



AMANDA STENT

DIRECTOR &
PROPERTY MANAGER



SAM BOWEN

Licensed Sales Consultant

027 757 4731

sam.bowen@harcourts.co.nz

142 Sherborne Street, St Albans

03 377 0377

holmwood.co.nz

Holmwood Real Estate Ltd

Licensed Agent REAA 2008



COLLABORATION AND TRANSPARENCY

Sam brings a dynamic, sincere and energetic approach to serving his clients.

Year after year Sam and his team have climbed the rankings in Canterbury's competitive real estate market, consistently surpassing expectations and challenging traditional property marketing methods.

Sam's rapid rise in real estate is backed by over a decade of experience in technology sales — a background he credits for his sharp negotiation skills and ability to navigate complex situations with ease. This ensures a smooth and confident experience for his clients, no matter the challenge.

As a property owner and investor himself, Sam has a firsthand understanding of the journey involved in building a property

portfolio. With a Certificate in New Zealand Financial Services, he brings insight and understanding to the process, aiming to make every client interaction not only stress-free but genuinely enjoyable.

"Real estate dynamics are evolving rapidly, and effective marketing is now more crucial than ever. Leveraging technology, I outpace my vendors' competition, ensuring heightened visibility and a competitive edge, ultimately leading to premium results for my clients. I strongly emphasize communication, ensuring my vendors feel fully engaged in the process rather than mere spectators. Collaboration and transparency are key pillars of my approach."

Contact Sam now to learn more.

A team that can sell, sell, sell

When it comes to selling your house, the people you choose make all the difference.

Especially when those people are the professionals from Harcourts Holmwood. We are 100% on the ball with every facet of the sale process.

Holmwood are famous for our outstanding Three-Step marketing strategy*. It takes the best mix of traditional methods and modern information technology to create impact and get your property in front of as many potential buyers as possible.

Our people can hone in on what's great about your property and give you sage advice on how to present it. They have an instinct for capturing the imagination of buyers and are exceptional at closing the deal.

Collectively and individually, we pride ourselves on helping you get the best possible result in the shortest time with the least amount of stress.

That's why if you're selling, Harcourts Holmwood are your people.

GET A NO OBLIGATION APPRAISAL

An appraisal will assist you in understanding the current market value of your home or investment property in today's market.

Talk to one of our consultants today to find out more.



ABOUT M GROUP PROPERTIES



Specialising in detailed residential construction for over 20 years, MGroup Properties delivers high-quality homes designed for lasting comfort and optimal use of natural light and space. Our experience across numerous NZ developments ensures we build homes people want to live in, that fit well locally.



Carl Mattheus
Director - Pre Construction

Possessing a qualification as a Quantity Surveyor and with numerous projects under his belt, Carl has a deep understanding of successfully managing the intricacies of development projects. He is responsible for pre-construction activities, with a focus on resource consenting and contractor procurement. Carl finds immense satisfaction in overseeing the entire development process, from inception to delivering results for satisfied customers.



Sean McCrory
Director - Operations

With an honours degree in Mathematics degree and 10 years of experience working in IT, finance and payroll in NZ, Sean has a good head for numbers and makes sure trades are paid on time and our projects keep on track. Sean works closely with lawyers and sales team and likes to build good relationships with everyone involved in the project. Coming from rural Ireland with a love for the city lifestyle Sean loves to be a part of building new homes with modern architecture and a homely feel.



Ciaran McCrory
Director - Construction

As an experienced project manager with 20+ years in the industry, Ciaran has an eye for detail and completing projects in ambitious timeframes. Ciaran is respected in the industry regularly providing advice and ideas on how to improve standard procedures. Ciaran is responsible for all construction related aspects with a focus on buildability and contractor management. Ciaran has a love for seeing old run down properties transform into warm new homes.



Khan Rogers
Senior Project Manager

Khan is a seasoned Project Manager with 15 years of hands-on experience building and managing sites across Christchurch. Known for his sharp eye for detail and local industry knowledge, he excels at streamlining construction processes and driving projects to completion with speed and precision. Whether he's coordinating contractors on multi unit development or high-end home for a client, Khan's reputation in the Canterbury region is built on his ability to deliver high-quality results.

BUYER TESTIMONIALS



"We wanted to downsize, and this townhouse was perfect. The location, design, and garden for our dog were key. The team was open to our ideas, including custom TV units and kitchen finishes. Storage was important, and the layout is ideal with spacious rooms and upgraded utilities. We're thrilled with our choice."

Ian - Downsizer



"As a first-time property investor, I was blown away by the level of communication and transparency exhibited by M Group throughout the entire process. As someone new to the world of property investment, I had a lot of questions and uncertainties whilst purchasing off the plans and was very nervous to start."

Sam - First Time Investor



"Being very new to this whole process of investing into real estate, I didn't even know where to start. It wasn't long after getting to know Carl, Sean and Ciaran from M Group that we had a plan, I knew what to expect and they were the most friendly, supportive and knowledgeable team I could have hoped for."

Bonnie - First Time Investor

CURRENT PROJECTS



123 Kennedys Bush Road, Halswell



29 Kenwyn Avenue, St Albans



45 Studholme Street, Somerfield



35 Halliwell Avenue, Papanui



14 Gordon Avenue, St Albans



25 & 25A Cornwall Street, St Albans

If you would like more information on any of the above properties, or to arrange a viewing, please contact **Sam Bowen** on **027 757 4731** or sam.bowen@harcourts.co.nz.



FENDALTON

51 Holmwood Road
Christchurch 8014
03 355 6116
fendalton@harcourts.co.nz

ILAM

292 Clyde Road
Christchurch 8053
03 351 6556
ilam@harcourts.co.nz

ILAM 2

(Head Office) 397-399 Ilam Road
Christchurch 8053
03 351 3002
ilam2@holmwood.co.nz

MERIVALE

175 Papanui Road
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03 355 6677
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MERIVALE 205

205 Papanui Road
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ST ALBANS

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