

Rental Appraisal

Boundaries Indicative Only

3/53a Powell Street, Avondale \$720.00-\$780.00

4th February 2019

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current market value for to be **\$720.00 - \$780.00 per week.**

Property Description

Spacious open plan living spaces with high ceilings, Rimu floors and a guest toilet. The house is on a reticulated gas system and there is a gas fire for those cold cosy days. The ample kitchen is light and bright, offering bush views and morning sun. On the upper level you will find a spacious master suite and office currently being used as a nursery room plus a full bathroom, while on the lower level you will find two bedrooms and a full bathroom, wool carpet keeping the bedrooms comfortable. Storage is not a problem - there is plenty on offer along with off street parking for two cars. Located at close proximity to supermarkets, shops, public transport, parks and all the key amenities on your doorstep to make life easy



Comparable Rental Properties

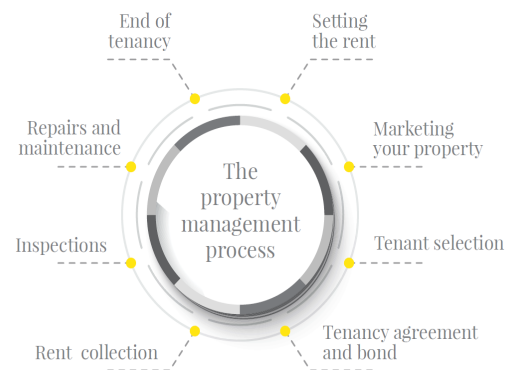
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1. 39C Meliora Place—4 Bedrooms, 1 Bathroom \$750.00
2. 143C Ash Street—4 Bedrooms, 3 Bathrooms \$730.00

****Current Ministry of Business Innovation and Employment Statistics report that the average 3-Bedroom property in the Avondale area rents for \$580.00 per week. This property is superior to the average and will achieve a higher income.**

The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant tenancy agreements
9. Personalised service offerings



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.

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This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Austar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has not viewed this property.