

## Rental appraisal

71 Cornwallis Road      \$490.00-\$530.00      2nd October 2019

Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. Based on the current market and comparable properties in the area, The current market rent in the area is \$500 per week

## Property Description

This home is situated in a highly sought after area in Cornwallis

The living, dining and kitchen is open plan and spacious. The kitchen has plenty of pantry and bench space throughout and the dining room connects to a sun trapped balcony. There are two double bedrooms and a bathroom. Downstairs is a large rumpus area and there is an additional office space.

Situated on a long bush section with plenty of off street parking. Within walking distance to Cornwallis beach.

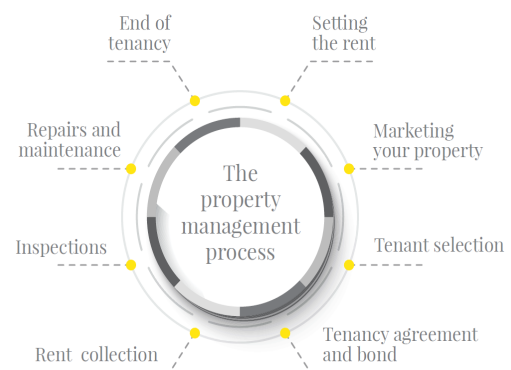
# Comparable Rental Properties

**RayWhite**

1. 231 Victory Road, Laingholm: Two bedrooms, one bathroom \$490.00
2. 93 Warner Park Road, Titirangi: Four bedrooms, one bathroom: \$560.00

## 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.*