

Rental Appraisal

11 Western Road

\$940.00-\$1000.00

7th May 2020

Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. We believe that this property could achieve a weekly rent between the vicinity of **\$940.00 - \$1000.00** per week.

Property Description

This stunning six bedroom, two bathroom home is situated in a highly sought after area in Laingholm.

The living, dining and kitchen is open plan and spacious with great indoor / outdoor flow to the expansive sun drenched deck. In the heart of the living room there is a fireplace situated perfectly to ensure warmth throughout the home. The kitchen is spacious with plenty of pantry and bench space and a beautiful island right in the centre. There is an additional movie room just off the living area that could be utilised as a teenage retreat or a large office space.

This home offers six bedrooms, all with built in robes. The master bedroom has an ensuite with a stand alone shower and the family bathroom has a shower over bath.

Situated on a low maintenance section with plenty of outdoor grass areas. There is a garage with a combined music room and plenty of off street parking.



Comparable Rental Properties

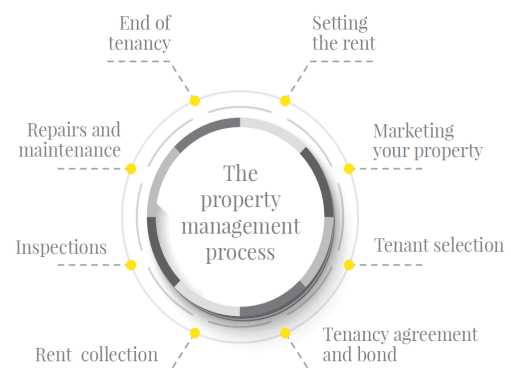
RayWhite

1. 467 Scenic Drive, Titirangi: 5 bedrooms, 2 bathrooms: \$995.00
2. 409 Titirangi Road, Titirangi: 6 bedrooms, 3 bathrooms: \$1000.00
3. 1 Park Road, Titirangi: 5 bedrooms, 2 bathrooms: \$920.00

The current market rent for a property with 5 or more bedrooms in the area is \$1000.00 per week in the upper quartile

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.