

Rental Appraisal

1 Landing Road

\$920.00-\$1000.00

30th June 2020

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 \$920.00 - \$1000.00 per week.

Property Description

This luxury four bedroom, three bathroom home is situated in a highly sought after area in Titirangi

The kitchen is modern with quality appliances throughout, there are two living areas with great indoor / outdoor flow to a large deck with stunning views. There are three generously sized double bedrooms with professionally fitted wardrobes and a single. The master is spacious with a ensuite and has access to the Northern deck overlooking a picture perfect valley landscape. An additional bonus this home offers is the large laundry room, work shop, extra study and large rumpus room, that could be utilised as a teenagers retreat or a home office. This home is fitted with HRV, double glazing, a heat pump, plush carpet, custom made drapes and blinds and CCTV.

Located on a huge section surrounded by nature. There is a triple garage and plenty of off street parking. Titirangi is a short drive away or walk (2km) to get a coffee, the Rudolf Steiner School is within walking distance and there is a park right across the road



Comparable Rental Property

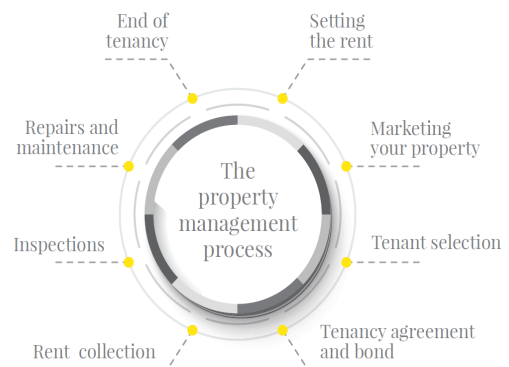
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1. 409 Titirangi Road, Titirangi: 5 bedrooms, 3 bathrooms: \$1000.00
2. McCahon Place, Titirangi: 4 bedrooms, 3 bathrooms: \$880.00
3. 1 Park Road, Titirangi: 5 bedrooms, 3 bathrooms: \$920.00

The current market rent in Titirangi for a four bedroom home in the upper quartile is \$835.00 per week

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.

