



1/48 Seabrook Avenue, New Lynn. \$440.00-\$490.00 . 16th 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 it to be **\$440.00 - \$490.00 per week**.

## Property Description

First home buyers prepare to fall in love. Pull up your sleeves, pull on your overalls and get to work. This is your opportunity to shine...and polish. The aging timber floors of this 1940's brick beauty have been exposed to display their potential. Classic style ceilings, floors crying out to be returned to their original glory and a carport waiting to be draped in wisteria, all the magic that this first home offers its new owners. You may want to re arrange the layout and convert this into a three bedroom home.

Offering its own garden, low maintenance brick exterior, 2 bedrooms plus sunroom, a sought after location and so much potential, it is sure to be your first choice of home or rental property.

With all the perks this home has to offer, you may forget how conveniently it is located! Public transport is a breeze or take an easy stroll to New Lynn transport hub, restaurants mall and shops.

***\*\*Current Ministry of Business Innovation and Employment Statistics report that the average Two-Bedroom home in the New Lynn area rents for \$450.00 per week.***

# Comparable Rental Properties

1. 8 Kohekohe Street, New Lynn. Two Bedroom, One Bathroom. \$490.00 per week
2. 1/40 Sheridan Avenue, New Lynn. Two Bedroom, One Bathroom. \$450.00 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.*