

Rental Appraisal

115 Laingholm Drive

\$790.00-\$820.00

14th July 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 \$790.00 - \$820.00 per week.

Property Description

This modern four bedroom home is situated in a highly sought after area in Laingholm.

The living, dining and kitchen is open plan and spacious with easy flow to decks on both sides. The kitchen is fully renovate with plenty of pantry and bench space throughout.

The front entertainment deck has elevated private bush views and there is a flat grass area, perfect for kids. All four bedrooms are spacious with built in robes, the master has its own private deck. There is a full bathroom and the toilet and laundry are both separate.

On the lower level there is the second living area with a pot belly stove, this could be utilised as a teenage retreat or large home office. Situated on a huge section with a double carport and plenty of off street parking.



Comparable Rental Property

RayWhite

1. 82 Park Road, Titirangi: Five bedrooms, two bathrooms: \$830.00
2. Titirangi, Waitakere: Four bedrooms, two bathrooms: \$750.00

The current market rent for a four bedroom home in the upper quartile in the area is currently \$810.00

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.