

# Rental Appraisal

**225 Titirangi Road**

**\$590.00-\$620.00**

**12th October 2020**

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, we believe the property could achieve a weekly rent within the vicinity of \$590.00 - \$620.00 per week.

## Property Description

This beautifully presented brick and tile character home is situated in a highly sought after area in Titirangi.

The living, dining and kitchen is open plan and spacious with stunning polished floors throughout. The kitchen is modern with plenty of pantry and bench space and the living room features a fireplace. There is great indoor outdoor flow to the fully covered entertainment deck. All three bedrooms are good sizes, the master bedroom is spacious with a large built in robe. The family bathroom is modern with a shower over bath and the toilet is separate. There is a single garage and plenty of storage room under the house.

Situated on a fully fenced, low maintenance section with plenty of grass area. Located within walking distance to Kaurilands Primary School and Glen Eden Intermediate



# Comparable Rental Properties

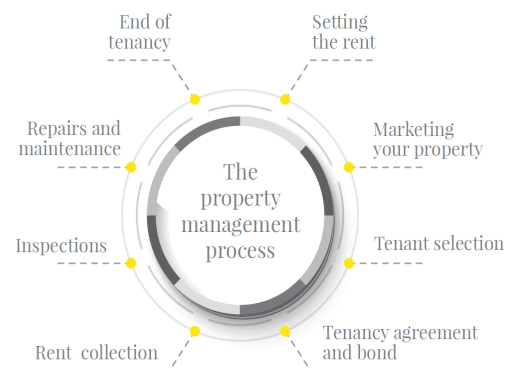
**RayWhite**

1. 13 Lacebark Court, Titirangi: Three bedrooms, one bathroom: \$550.00
2. 22 Stottholm Road, Green Bay: Three bedrooms, one bathroom: \$620.00

The current rent in the area for a three bedroom home in the upper quarter is between \$590.00 - \$640.00 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.*