

Rental Appraisal

366c Huia Road

\$820.00-\$860.00

23rd November 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 \$820.00 - \$860.00 per week.

Property Description

This modern four bedroom, two bathroom home is situated in a highly sought after area in Titirangi

The living, dining and kitchen is open plan and spacious with polished floors throughout. The kitchen is modern with plenty of pantry and bench space throughout. The living room has a heat pump and great indoor outdoor flow to the large entertainment deck. This home also offers a large rumpus room that could be utilised as a home office space. There is one single bedroom and three doubles with built in robes, the master bedroom has a walk in robe and ensuite with a free standing shower. The family bathroom has a shower over bath and is modern throughout. For additional convenience there is an additional separate toilet on the main living area.

Situated on a low maintenance section with a large private outdoor entertainment deck and has a double garage and plenty of off street parking.



Comparable Rental Properties

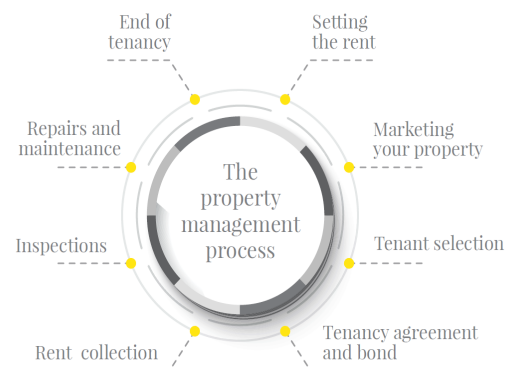
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1. 486 Huia Road, Laingholm: Four bedrooms, three bathrooms: \$760.00
2. 570 South Titirangi Road: Three bedrooms, two bathrooms: \$890.00
3. 1 Park Road, Titirangi: Five bedrooms, two bathrooms: \$920.00

The current market rent in the area for a four bedroom home in the upper quartile \$800.00 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.