

Rental Appraisal

478 Huia Road \$740.00-\$780.00 16th November 2020

Ray White Astar Property Services thank you for the opportunity to undergo a rental appraisal on your property. We believe that this property could achieve a weekly rent between the vicinity of **\$740.00 - \$780.00** per week.

Property Description

This beautifully presented three bedroom, two bathroom home is situated in a highly sought after area in Laingholm.

The living, dining and kitchen is open plan and spacious with great indoor outdoor flow to the sun trapped entertainment deck and backyard. The kitchen is modern with plenty of pantry and bench space throughout and the living room features a fireplace.

All three bedrooms are doubles with carpet. There are two bathrooms, the family bathroom is modern with a shower over bath and the second bathroom is situated on the first floor with a freestanding shower.

For extra convenience there is a second living area that could be utilized as a home office space. Situated on a low maintenance section with a single garage and off street parking.



Comparable Rental Properties

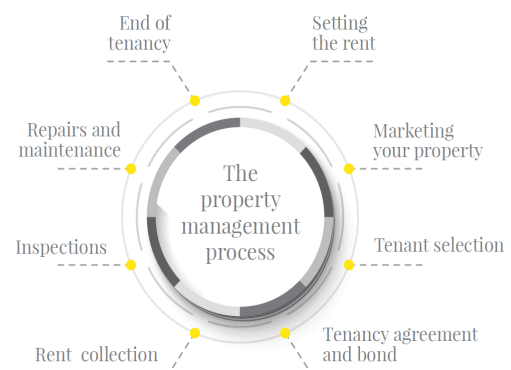
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1. 570 South Titirangi Road: Three bedrooms, two bathrooms: \$890.00
2. 16 Kaurimu Rise, Titirangi: Three bedrooms, one bathroom: \$690.00

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