

Rental Appraisal



23 Laingfield Terrace

\$800.00- \$850.00

17th April 2021

Ray White Astar 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 this vicinity.

Property Description

This modern three bedroom, two bathroom designer home is situated in a highly sought after area in Laingholm. The living, dining and kitchen is open plan and spacious. The living room has high ceiling and great indoor outdoor flow to the balcony with stunning views. The kitchen is modern with plenty of pantry and bench space throughout. There is a second living area that also has access to the balcony and has a study connected.

All three bedrooms are good sizes, one bedroom is situated on the main living area with the family bathroom. Upstairs there is the master bedroom with an ensuite and walk in wardrobe and the third bedroom also has a walk in wardrobe. Situated on a low maintenance section with a spacious garage and plenty of off street parking.



Comparable Rental Properties

RayWhite

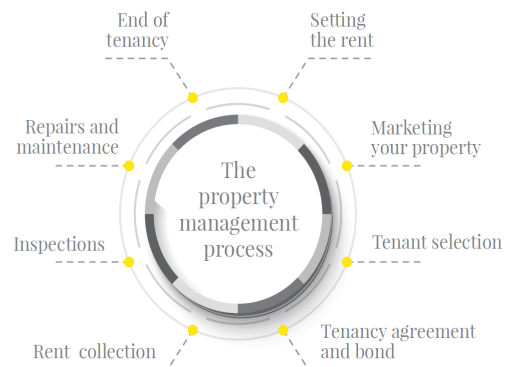
1. 18 Waima Crescent, Titirangi: Three bedrooms, two bathrooms: \$750.00
2. 448 Huia Road, Laingholm: Four bedrooms, two bathrooms: \$790.00

****Current Ministry of Business Innovation and Employment Statistics report that a three bedroom home in Titirangi in the upper quartile rents for \$650.00 per week.**

This property can achieve a higher weekly rent as it is superior to the comparable properties in the area. This appraisal is also based on market knowledge

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.