

# Rental Appraisal



**24 Deirdre Place**

**\$850.00- \$920.00**

**21st April 2021**

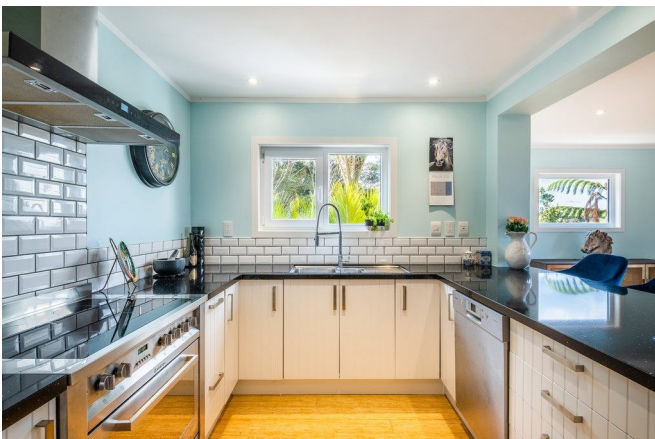
Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. Based on the current market and comparable properties in the area, we believe the property could achieve a weekly rent within this vicinity.

## Property Description

This stunning three bedroom, two bathroom home is situated in a highly sought after area in Titirangi.

The kitchen is modern with plenty of pantry and bench space throughout and is combined with the dining room area that has great indoor /outdoor flow to the deck. There are two living areas, the main living area has a fireplace and both areas have access to outdoor entertainment areas. All three bedrooms are situated on the third level with built in robes. The master bedroom has a walk in wardrobe and an ensuite with a free standing shower. The family bathroom is modern with a his and hers sink and a shower over bath.

There is an additional large deck on the third floor with stunning bush views. Situated on a low maintenance section with a double carport and off street parking.



# Comparable Rental Properties

**RayWhite**

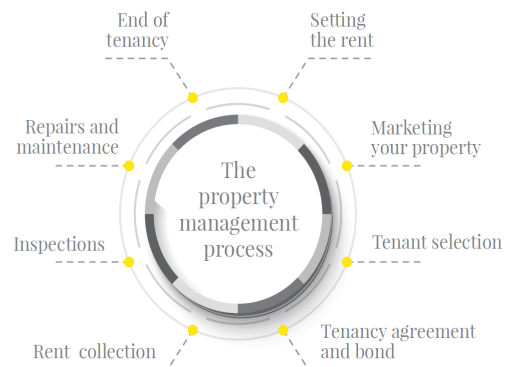
1. 20c De Val Drive, Titirangi: Four bedrooms, two bathrooms: \$900.00
2. 25 The Grove, Titirangi: Four bedrooms, two bathrooms: \$900.00

Due to the lack of comparable properties in the area we have compared this property to four bedroom homes as there is two living areas. This appraisal is also based on market knowledge

***\*\*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.***

## The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
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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



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Ray White Austar Property Services  
09 836 1018  
36 Te Atatu Road, Te Atatu South  
Austar Property Services Ltd  
rwaustarrentals.co.nz

Shannon Anstis  
Property Manager  
021 915 473  
09 838 0811  
Shannon.anstis@raywhite.com

*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.*