

The RayWhite logo is located in the top right corner of the page. It consists of the word "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a yellow rectangular background.

Rental Appraisal



3/85 Hutchinson Avenue

\$580.00- \$630.00

20th 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 beautifully presented three bedroom, one bathroom home is situated in a highly sought after area in New Lynn.

The living, dining and kitchen is open plan and spacious. The kitchen has plenty of pantry and bench space throughout and the living room has great indoor / outdoor flow to the entertainment deck. All three bedrooms are doubles with built in robes. The family bathroom has a shower over bath and the laundry room is separate.

Situated on a low maintenance section with a good size grass area.



Comparable Rental Properties

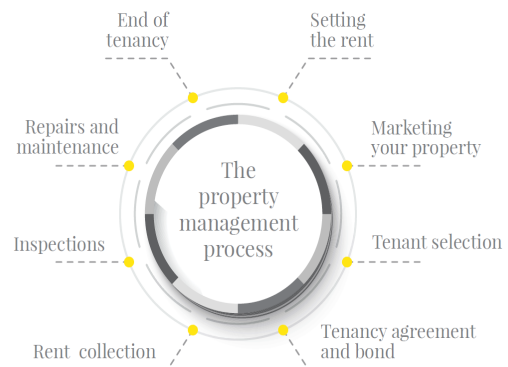
RayWhite

1. 3/15 Margan Avenue, New Lynn: Three bedrooms, one bathroom: \$630.00
2. 140 Golf Road, New Lynn: Three bedrooms, one bathroom: \$580.00
3. 91 Willerton Avenue, New Lynn: Three bedrooms, one bathroom: \$610.00
4. 9 Queen Marie Avenue, New Lynn: Three bedrooms, one bathroom: 590.00

****Current Ministry of Business Innovation and Employment Statistics report that a three bedroom home in New Lynn in the upper quartile rents for \$600.00 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.