

# Rental Appraisal



**41c Landing Road**

**\$740.00- \$790.00**

**7th May 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.

This modern home is designed to a high standard. The living, dining and kitchen is open plan living and spacious with great indoor / outdoor flow to the entertainment deck. The kitchen is modern with plenty of pantry and bench space throughout. All three bedrooms are doubles with built in robes, the master bedroom has a walk in wardrobe that connects to the ensuite. The family bathroom has a shower over bath and there is an additional guest toilet on the main living level.

Situated on a low maintenance, manicured section with a double carport and off street parking



# Comparable Rental Properties

**RayWhite**

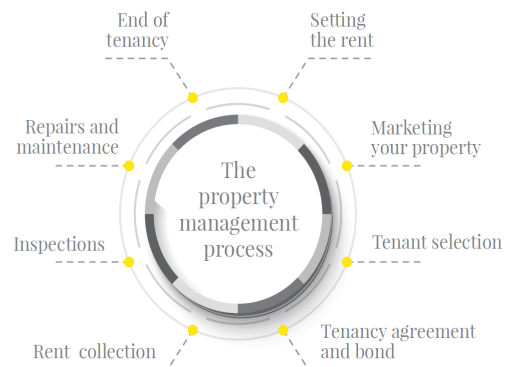
1. 82 Scenic Drive, Titirangi: Three bedrooms, two bathrooms: \$650.00

*As this property is superior to the comparable in the area it can achieve a higher weekly price. This appraisal is also based on market knowledge and properties Ray White are managing in the area*

***\*\*Current Ministry of Business Innovation and Employment Statistics report that a three bedroom home in the upper quartile in Titirangi 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
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.*