



Rental Appraisal

591 South Titirangi Road, Titirangi \$760.00-\$790.00 23/07/2021

Ray White Austar 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 **\$760.00 - \$790.00** per week.

Property Description

This beautiful 3 bedroom, 1 bathroom home has a bonus stand alone insulated retreat/office. A stunning renovation including European oak flooring, Corten steel look porcelain tiles, Asko appliances and Velux skylights—there is a Scandanavian influence felt throughout the home. Spread over 2 levels of luxury, the upper level includes the living area's and 2 bedrooms and bathroom, the lower level is the master bedroom suite which opens to a private deck and spa pool. There is secure off street parking for 2 vehicles. Located in Titirangi's "golden mile" this is a sought after area.



Comparable Rental Properties

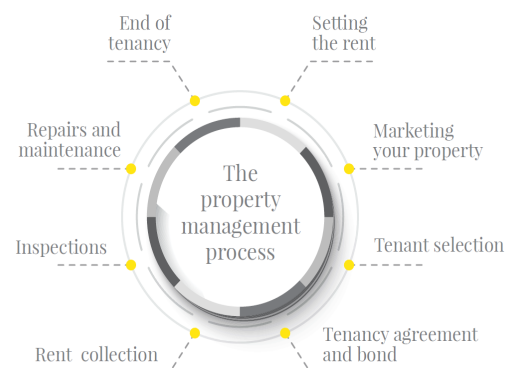
RayWhite

1. 1 Pokapu Street— 3 bedrooms, 1 bathroom: \$700.00
2. 208 Godley Road— 3 bedrooms, 1 bathroom: \$700.00
3. 80 Stottholm Road— 3 bedrooms, 1 bathroom: \$675.00

The median upper quartile rent for a 3 bedroom home is \$670.00 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.



Ray White Austar Property Services

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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. It is assumed the property appraised complies with all tenancy-related requirements (e.g.. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.