

# Rental Appraisal



89 Victory Road

\$920.00 - \$1000.00

08 July 2021

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current market value of your property to be within this vicinity.

## Property Description

This beautifully presented four bedroom, three bathroom home is situated in a highly sought after area in Laingholm.

The living area is spacious with a wood burner and great indoor / outdoor flow to the large entertainment deck and backyard area. The kitchen and dining is combines, there is plenty of pantry and bench space throughout. All four bedrooms are good in size, the master bedrooms has a walk in wardrobe, ensuite, a private balcony and a study area at the top of the stairs. The family bathroom is situated on the main living area with a shower over bath and the toilet is separate.

There is a large garage on the lower level with a rumpus room, great teenagers retreat or perfect for home office.

Situated on a low maintenance section with plenty of outdoor entertainment areas and off street parking



# Comparable Rental Properties

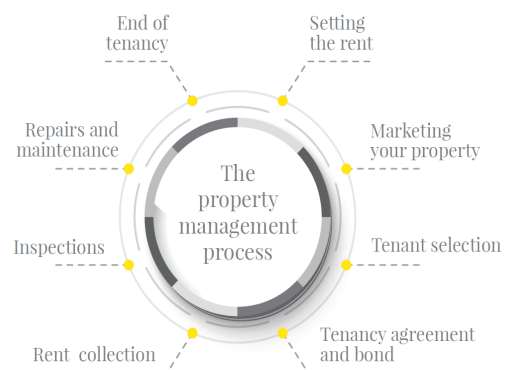
1. 409 Titirangi Road, Titirangi: Five bedrooms, three bathrooms: \$1000.00

***Current Ministry of Business Innovation and Employment Statistics report that a four bedroom home in the area in the upper quartile rents for \$830.00 per week.***

***As this property is superior it can achieve a higher weekly rent.***

## 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.*