



Rental Appraisal

19 Cascade Avenue, Waiatarua \$800.00 - \$850.00 25/11/2021

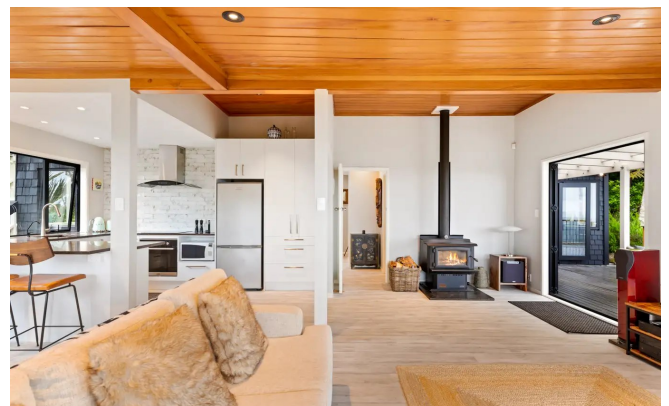
Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. We believe that this property could achieve a weekly rent between the vicinity of **\$800.00 - \$850.00** per week.

Property Description

This beautifully presented property sits on an elevated position in the lush west Auckland suburb of Waiatarua. The spacious dwelling offers 3 bedrooms, 1 bathroom and 1 ensuite off the master bedroom, open plan modern and new kitchen/dining/living and a spa pool.

Large entertaining sized balcony deck areas almost wrap around the property to capture the spectacular views and enjoy the peaceful birdsong of the Waitakere ranges. Additionally, downstairs is a double car garage with workshop and plenty of off street carparking .

This property offers the potential to be a good investment for an astute investor.



Comparable Rental Properties

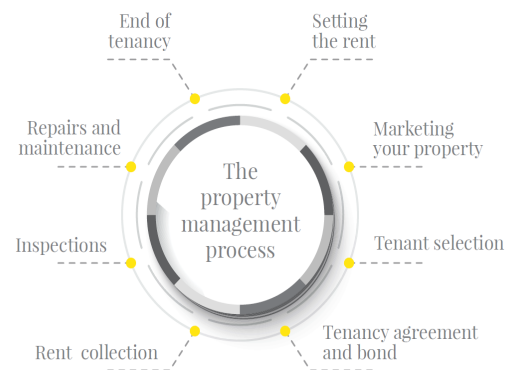
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|----|-----------------------------|-----------------------------------|
| 1. | 54 Bush Road, Waiatarua | 4 bedrooms, 2 bathrooms: \$770.00 |
| 2. | 114 Scenic Drive, Titirangi | 3 bedrooms, 2 bathroom: \$775.00 |
| 3. | 95 Konini Road, Titirangi | 4 bedrooms, 2 bathrooms: \$800.00 |

The upper quartile of rent for a 3 bedroom home in neighbouring suburb of Titirangi is \$680.00 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.