

The RayWhite logo is displayed in a yellow box in the top right corner of the main image. It consists of the word "RayWhite" in a bold, sans-serif font.

# Rental Appraisal



**12 West Lynn Road**

**\$640.00-\$680.00**

**19th January 2022**

Ray White Astar 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 within this vicinity.

## Property Description

This beautifully presented three bedroom, two bathroom home is situated in a highly sought after area in new Lynn.

The living, dining and kitchen is open plan and spacious with a fireplace and great indoor / outdoor flow. All three bedrooms are good in size, the master bedroom has an ensuite. The family bathroom is modern with a separate shower and bath.

Situated on a low maintenance section.



# Comparable Rental Properties

**RayWhite**

1. 11 Titirangi Road, New Lynn: Three bedrooms, two bathrooms: \$650.00

As this property is superior to the comparable properties available in the area it could achieve a higher weekly rent.

*Current Ministry of Business Innovation and Employment Statistics report that the three bedroom home in the area in the upper quartile rents between \$620.00 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.*