

Rental Appraisal

RayWhite



2 Minnehaha Avenue

\$870.00-\$900.00

3rd February 2022

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 within this vicinity.

Property Description

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

The living, dining and kitchen is open plan and spacious. The kitchen is modern with plenty of pantry and bench space throughout and the living area has a fire place and great indoor / outdoor flow to the entertainment deck. There is also a second living area for convenience that leads to the wine cellar.

All three bedrooms are doubles, the master bedroom has a walk in wardrobe and an ensuite. The family bathroom has a free standing shower and bath, the laundry is separate with a kitchenette. There is an office space, perfect for studying or working from home.

Situated on a low maintenance section with a single garage, off street parking, an abundance of fruit trees, outdoor entertainment areas and a very spacious backyard. There is also a studio with its own deck that could be utilised as a home office.



Comparable Rental Properties

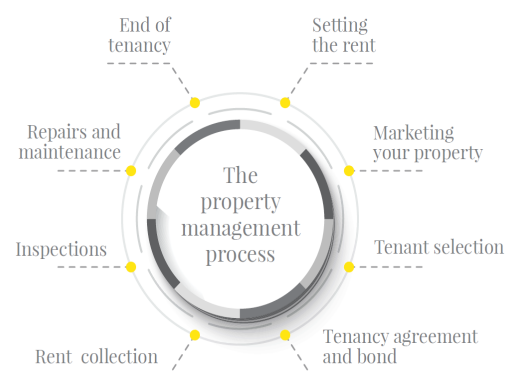
RayWhite

1. 6 Dorothy Road, Laingholm: Four bedrooms, two bathrooms: \$870.00

Current Ministry of Business and Innovations statistics show that a three bedroom in the area rents for \$680.00 per week in the upper quartile. As this property is superior and has additional rooms 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.

Ray White Austar Property Services
09 836 1018
36 Te Atatu Road, Te Atatu South
Austar Property Services Ltd

Shannon Anstis
Property Manager
021 915 473
09 838 0811
Shannon.anstis@raywhite.com

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.