

RayWhite

# Rental Appraisal



**29 Patts Avenue**

**\$840.00-\$880.00**

**10th 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, one bathroom home is situated in a highly sought after area in Glendene.

The kitchen and dining area is open plan and spacious. The kitchen is modern with plenty of pantry and bench space throughout and connects to the family room with a fireplace. There is also a separate spacious living area. All three bedrooms are doubles with built in robes and the family bathroom has a shower over bath, the toilet is separate.

This home has ample storage downstairs and rumpus rooms, there is a single garage and plenty of off street parking. The added bonus is the sleep out to the rear of the property with a good size outdoor entertainment area.



# Comparable Rental Properties

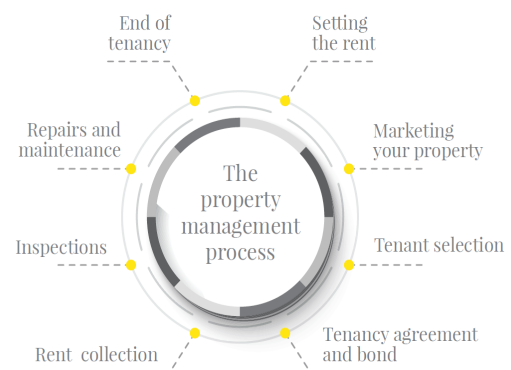
**RayWhite**

1. Misty Valley Drive: Four bedrooms, two bathrooms: \$800.00

Due to the lack of comparable properties this appraisal is based on market knowledge. Current Ministry of Business and Innovations statistics show that a home in the area that is a similar size rents for \$785.00 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.*