



RayWhite



# Rental Appraisal

**11 Greenwoods Close**

**\$950.00-\$1050.00**

**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 six bedroom, two bathroom home is situated in a highly sought after area in Titirangi.

The living area is spacious with a fireplace and flows to the open plan sitting, dining and kitchen area with ease. The kitchen has plenty of pantry and bench space throughout and the dining area leads to the private patio and entertainment areas. There are six bedrooms situated on the upper level with the family bathroom an additional separate toilet. The second bathroom is situated on the lower level with the main living areas which is perfect for guests.

There is also a large rumpus room that could be utilised as a huge home office. Situated on a low maintenance section with lush bushes surrounding the home.



# Comparable Rental Properties

**RayWhite**

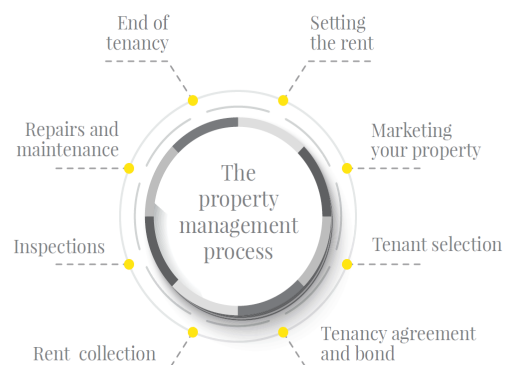
1. 36 Meilland Place, Glen Eden: Six bedrooms, two bathrooms: \$870.00

Due to the lack of comparable properties in the area, this appraisal is based on market knowledge.

Current Ministry of Business and Innovations statistics show that a six bedroom home in the area, in a similar condition rents for \$1000.00 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.*