

# Rental Appraisal

**428 Huia Road, Laingholm      \$950.00-\$1,000.00      20/07/2022**

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 between the vicinity of **\$950.00 - \$1,000.00** per week.

## Property Description

This amazing home with a unique layout and many extra's includes 4 bedrooms, 2 bathrooms spread over 2 levels with a 3rd basement level including carport, patio and storage. On the first floor cathedral ceilings combine with the open plan lounge/dining creating space and light and leads to a large entertainer's covered deck with sea views. There are also 2 bedrooms, a bathroom, separate toilet and laundry on this level. The upper level includes 2 further bedrooms, master with shared ensuite access. Double glazed bedroom windows, heat pump plus Wood burner and popular location will have appeal.



# Comparable Rental Properties

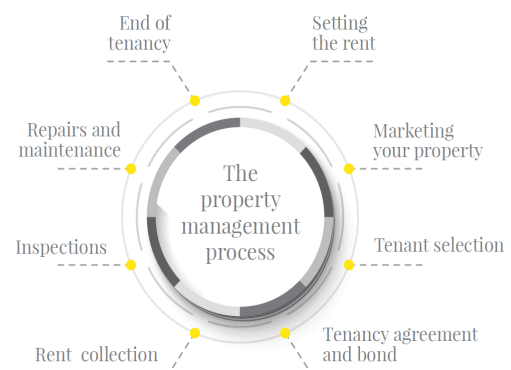
**RayWhite**

1. 42 Tawini Road—4 bedrooms, 2 bathrooms: \$1,050.00 (swimming pool)
2. 10 Rangiwai Road—4 bedrooms, 2 bathrooms: \$975.00
3. 57 Arapito Road—4 bedrooms, 2 bathrooms: \$1,000.00

The median upper quartile rent for a 4 bedroom home in Titirangi is \$900.00 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. It is assumed the property appraised complies with all tenancy-related requirements (e.g.. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.*