



Rental Appraisal

5A Atkinson Road, Titirangi \$800.00-\$850.00 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 **\$800.00 - \$850.00** per week.

Property Description

Sleek and modern with elevated views over the Waitakere's, this home is nestled amongst established trees giving privacy and creating a haven in a very popular location. Stylish design with large windows creating a light filled home, there is an open plan kitchen/dining/lounge leading to a large wooden patio for extended entertaining and family gatherings. Fully fenced manicured lawn and off street parking for 2 vehicles.



Comparable Rental Properties

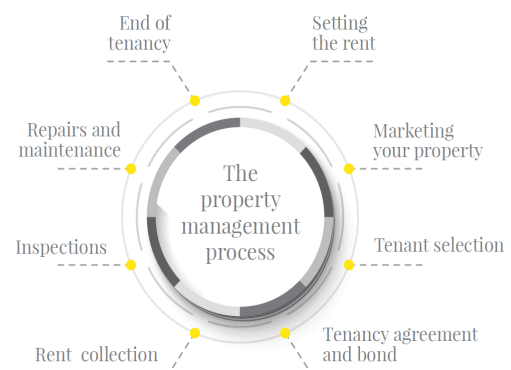
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1. 42 West Lynn Road—3 bedrooms, 2 bathrooms: \$700.00
2. 52 Tanekaha Road—3 bedrooms, 2 bathrooms: \$950.00 (sea views)
3. 65 Davern Lane—3 bedrooms, 2 bathrooms: \$790.00

The median upper quartile rent for a 3 bedroom home in Titirangi is \$695.00 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.



Ray White Austar Property Services

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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.