

Rental Appraisal

184 Atkinson Road

\$580.00-\$620.00

19th December 2018

Ray White Austar Property Services thank you for the opportunity to undergo a rental appraisal on your property. Based on the current market and comparable properties in the area, we believe the property could achieve a weekly rent within the vicinity of \$580.00 - \$620.00 per week. The current rent for a three bedroom property in Titirangi is \$550.00 per week. As this property is superior then current three bedroom homes in the area it can achieve a higher weekly rent.

Property Description

This three bedroom, one bathroom character home is situated in a highly sought after area in Titirangi. There is a spacious open plan living area with a wood fire and the kitchen has plenty of pantry and bench space. All three bedrooms are spacious and the bathroom has a free standing shower. Downstairs has its own access to a large storage area. Situated on a large low maintenance section with a single garage. Located within walking distance to Titirangi Village.



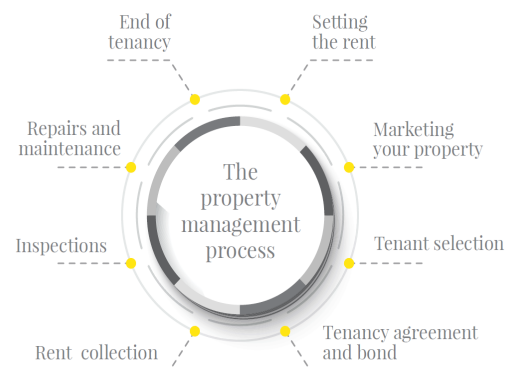
Comparable Rental Properties

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1. 32 Wirihana Road, Titirangi: Three bedrooms, one bathroom \$620.00
 2. 208 Godley Road, Titirangi: Three bedrooms, one bathroom \$550.00
 3. 373 Huia Road, Titirangi: Three bedrooms, one bathroom \$540.00
- 373 Huia Road is currently for sale and is priced below market value

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.