

Rental Appraisal

55 Warner Park Drive

\$700.00-\$740.00

7th June 2019

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 **\$700.00** **\$740.00** per week. The current market rent in Titirangi is \$660.00 per week

Property Description

This recently renovated three bedroom, two bathroom home is situated in a highly sought after area in Laingholm. The kitchen and dining are open plan and spacious and connects down to the living area that features an outdoor entertainment deck with stunning elevated bush views. For extra convenience there is an additional living area that could be utilised as a large home office space. All three bedrooms are doubles, the master has a walk in wardrobe, an ensuite and its own private deck. The family bathroom has a shower over bath and the toilet is separate. Situated on a low maintenance section with a double internal garage.



Comparable Rental Properties

RayWhite

1. 3 Tinopai Road: Four bedrooms, two bathrooms: \$720.00
2. 704 South Titirangi Road: Four bedrooms, two bathrooms: \$700.00
3. 35 Takahe Road: Three bedrooms, one bathroom: \$700.00

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.