



Rental Appraisal

2/45 Seabrook Ave, New Lynn

\$575.00 - \$625.00 Weekly

Ray White Astar 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 **\$575.00- \$625.00** per week.

Property Description

This well maintained property is situated in the highly sought after western suburb of New Lynn in Auckland.

The split level dwelling offers 3 double bedrooms, open plan kitchen, dining and formal living area, 1 bathroom and 2 off-street car park spaces.

Additional features provided by the property is an internal assess single car garage and an off street parking space in the carport for a second vehicle.

Located close to public transport, eateries and great local schools, this property offers to be a good rental opportunity for an astute investor.

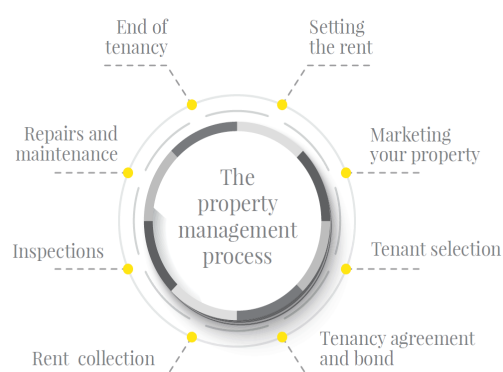


Comparable Rental Properties

1.	131 Portage road, New Lynn	3 Bedrooms / 1 Bathroom	\$560 Per Week
2.	3 Caspian Close, New Lynn	3 Bedrooms / 1 Bathroom	\$570 Per Week
3.	125B Seabrook Ave, New Lynn	3 Bedrooms/ 1 Bathroom	\$560 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. Due to the varied comparable nature of the suburb this appraisal is based on market knowledge and targeted towards the upper quartile of the ratable market value.

22/05/2020