

The main image shows a single-story house with light blue horizontal siding and white vertical accents. The front door is a vibrant blue. The house has a grey metal roof with a satellite dish and a chimney. It is surrounded by a green lawn and a wooden fence in the background.

# Rental Appraisal

**20 Evans Road**

**\$570.00-\$620.00**

**31st August 2020**

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 \$570.00 - \$620.00 per week.

## Property Description

This beautifully presented three bedroom, one bathroom 1920's character home is situated in a highly sought after area

The kitchen is modern with plenty of pantry and bench space throughout and combines with the dining room area. The living area is separate and spacious with a fireplace. Two of the bedrooms are doubles with built in robes and there is a single bedroom that could be utilised as a home office. The bathroom has a freestanding shower and bath and plenty of character throughout.

This home has great indoor / outdoor flow to the entertainment deck overlooking the fully fenced backyard. Situated on a large section with plenty of outdoor areas, there are two separate single garages and off street parking

Located close to Glen Eden and Kelston shopping complexes, public transport, local schools and amenities.



# Comparable Rental Properties

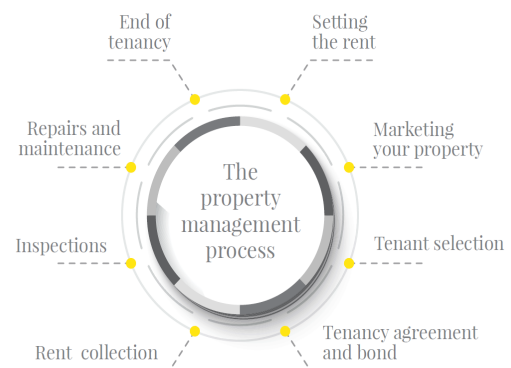
**RayWhite**

1. 2 Bowers Road, Glen Eden: Three bedrooms, one bathroom: \$620.00
2. West Coast Road, Glen Eden: Three bedrooms, one bathroom: \$565.00
3. Paewai Road, Glen Eden: Three bedrooms, one bathroom: \$625.00

The current market rent for a three bedroom home in the area is between \$525.00 - \$570.00 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.*