

The RayWhite logo is located in the top right corner of the main image. It consists of the word "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a yellow rectangular background.

# Rental Appraisal



**16a Roland Hill**

**\$600.00- \$640.00**

**9th of July 2021**

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 this vicinity.

## Property Description

This beautifully presented three bedroom, one bathroom character home is situated in a highly sought after area in Glen Eden.

The living, dining and kitchen is open plan and spacious with great indoor / outdoor flow to the entertainment deck. The kitchen is modern with plenty of pantry and bench space throughout. All three bedrooms are good in size, the master bedroom has a walk in robe and a separate toilet. The family bathroom is situated in the heart of the home with a shower over bath.

Situated on a low maintenance section with plenty of off street parking.



# Comparable Rental Properties

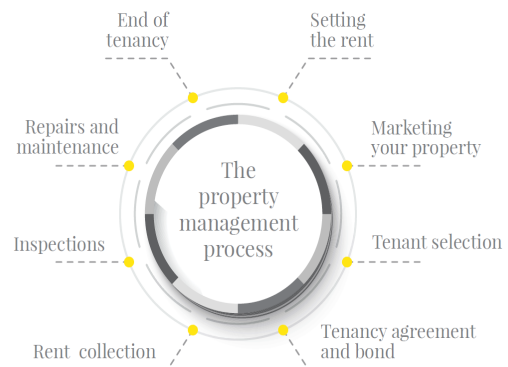
**RayWhite**

1. 10 Meynell Street, Glen Eden: Three bedrooms, one bathroom: \$630.00
2. 89 Solar Road, Glen Eden: Three bedrooms, one bathroom: \$630.00

**\*\*Current Ministry of Business Innovation and Employment Statistics report that a three bedroom home in Glen Eden in the upper quartile rents for \$600.00 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  
09 836 1018  
36 Te Atatu Road, Te Atatu South  
Austar Property Services Ltd  
rwaustarrentals.co.nz

Shannon Anstis  
Property Manager  
021 915 473  
09 838 0811  
Shannon.anstis@raywhite.com

*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.*