

The Ray White logo is displayed in a yellow box in the top right corner of the main image. It consists of the words "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white.

Rental Appraisal



41 Warner Park Avenue \$900.00 - \$950.00 22nd October 2021

Ray White Austar 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 this vicinity.

Property Description

This stunning four bedroom, two bathroom home is situated in a highly sought after area in Laingholm.

The living, dining and kitchen is open plan and spacious. The kitchen is modern with plenty of pantry and bench space throughout with great indoor / outdoor flow to the entertainment deck. There are four good sized bedrooms, the master has a walk in wardrobe and an ensuite with a free standing shower. The family bathroom has a shower over bath and the laundry room is separate. There is a second living area that is spacious with a heat pump and access to the private balcony with bush views. There is a separate studio that could be utilised as a home office space.

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



Comparable Rental Properties

RayWhite

1. 20c De Val Drive, Titirangi: Four bedrooms, two bathrooms: \$900.00

Due to the lack of comparable properties this appraisal is also based on market knowledge.

Current Ministry of Business and Innovations statistics show that a four bedroom home in the area in the upper quartile rents for \$840.00 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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Austar Property Services

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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.