

RayWhite

Rental Appraisal



7 Sylvan Valley Avenue

\$900.00-\$950.00

30th June 2022

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 within this vicinity.

Property Description

This beautifully presented five bedroom, two bathroom home is situated in a highly sought after area in Titirangi.

The living, dining and kitchen is open plan and spacious. The living area has great indoor / outdoor flow to the outdoor entertainment areas and the kitchen is modern with plenty of pantry and bench space throughout. All the bedrooms are good in size, the master bedroom has a walk in wardrobe. There is a bathroom on each level, the family bathroom has a shower over bath and the second bathroom has a free standing shower.

Situated on a low maintenance section with a good size backyard, a carport and off street parking.



Comparable Rental Properties

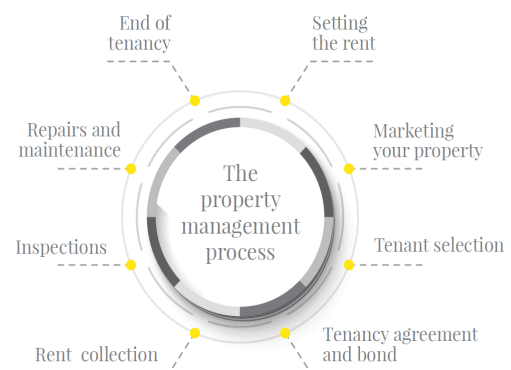
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1. 26 Longfellow Parade: Five bedrooms, two bathrooms: \$950.00
2. Titirangi Road, Titirangi: five bedrooms, three bathrooms: \$1300.00

Current Ministry of Business and Innovations statistics show that a five bedroom home in the area, in the upper quartile rents for \$800.00 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.