

# Rental Appraisal

RayWhite



**33b Landing Road**

**\$400.00-\$430.00**

**21st November 2018**

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 \$400.00 - \$430.00 per week. The current market rent for a modern 1 bedroom stand alone home in Titirangi is \$400.00 as this property is superior to other 1 bedroom homes in Titirangi you can achieve a higher rent

## Property Description

This modern home is situated in a highly sought after area in Titirangi. The living, dining and kitchen is open plan and spacious with great indoor / outdoor flow to a covered outdoor entertainment area. The living room features a fireplace and the kitchen is modern with plenty of pantry and bench space throughout. Upstairs features the spacious master bedroom with its own private balcony and stunning bush views. The bathroom is modern with a free standing bath. There are three additional outbuildings that could be utilised as additional storage or a home office.



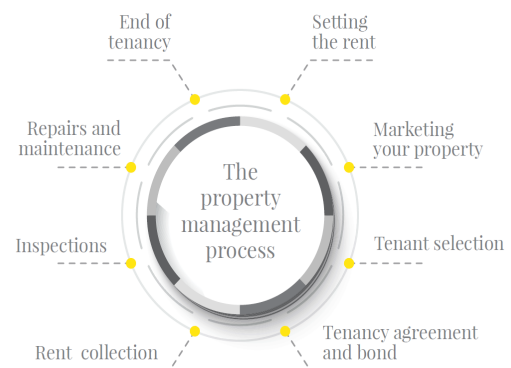
# Comparable Rental Properties

**RayWhite**

1. 205a Godley Road, Titirangi: 1 bedroom, 1 bathroom \$375.00
2. Titirangi, Waitakere: 1 bedroom, 1 bathroom \$360.00
3. 40 Otitori Bay Road, Titirangi: 2 bedrooms, 1 bathroom \$470.00

## 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.*