

25 February 2025

HomeSell Real Estate Limited
T/A HomeSell Pro
Licensed REAA 2008
14 Vaughan Cres
Murrays Bay
Auckland 0630

Re: 1/119 Withells Road, Avonhead, Christchurch

I have assessed the above-mentioned property for the purpose of establishing a market rent. Based on the current market I would estimate the property would rent for **\$568 to \$635 per week**.

Tucked away in a prime Avonhead location, this deceptively spacious front unit offers comfort, convenience, and privacy. North-facing and featuring a double internal-access garage with generous shelving.

Step inside to discover generous living spaces, including a large lounge with double sliders flowing to the dining area and kitchen with modern appliances. Three well-sized bedrooms include a huge master with an oversized wardrobe, plus two double bedrooms with built-in storage. The home also boasts a separate laundry, bathroom with bath and separate shower, and a separate toilet.

Recent upgrades ensure modern comfort, with retro-fitted double glazing, upgraded roof insulation, a heat pump, DVS system, night-store heater, and new blinds and drapes. Outdoors, enjoy four seating areas, extensive landscaping, raised gardens, and a variety of well-established fruit trees; all on an automatic watering system.

Well located, with Avonhead Mall, bus routes, doctors, and excellent schools just minutes away.

Chris Caldwell
Licensed Agent
HomeSell Pro
Phone: 021 333 829 - Email: chris@homesell.co.nz

Disclaimer:

- 1) Whilst all care is taken to be accurate with rental appraisals, we cannot be held accountable for any information in this document. This appraisal is based on information sourced from Tenancy Services, Core Logic and currently available rentals in the area. It is valid for one month from date of issue and the agents or their clients do not accept liability for changes to market conditions that may affect the content of this appraisal.
- 2) This rental appraisal does not take into account whether or not this property complies with current 'Healthy Home Standards'.