

3 November 2025

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

Re: 12 Merlot Way, Te Atatu South, Auckland

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 **\$750 to \$850 per week**.

Welcome to this charming brick and weatherboard family home, tucked away in a quiet and friendly cul-de-sac in Te Atatu South. Offering superb space and flexibility, it's designed to meet the needs of growing or extended families.

Upstairs features four generous bedrooms and two bathrooms, including a sunny master suite with its own private balcony and ensuite. A separate toilet adds further convenience for busy households. On the ground level, the layout is ideal for both everyday living and entertaining, with a spacious kitchen and dining hub positioned between two inviting lounges - creating excellent separation of spaces for work, play, or relaxation. A guest toilet and double internal-access garage with laundry complete this level.

Outdoor living is easy with great flow to a private, fully fenced courtyard and easy-care garden - perfect for gatherings, children, and pets. Secure gated parking at the rear also allows room for a trailer or extra vehicles.

Walking distance to local shops, Te Atatū South Park, bus routes, and well-regarded schools including Rangeview Intermediate (in zone). Henderson Mall and motorway connections to the CBD are also within easy reach, offering exceptional convenience.

Chris Caldwell
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HomeSell Pro
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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'.