

28 July 2025

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

Re: 13 Tawa Street, Melville, Hamilton

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 **\$590 to \$630 per week**.

This beautifully renovated brick and tile home offers the perfect combination of style, comfort, and unbeatable convenience. Set on a generous section opposite Braemar Private Hospital and within walking distance to Waikato Hospital.

Inside, you'll find three bedrooms, a fully tiled semi-ensuite bathroom (two toilets) and a light-filled lounge that flows seamlessly from the open-plan dining and brand-new entertainer's kitchen. Modern upgrades include a heat pump, ceiling and underfloor insulation, gas hot water, and a new electrical switchboard—ensuring year-round comfort and peace of mind.

Enjoy outdoor living with a sunny front porch—perfect for summer entertaining — while the fenced backyard provides a safe space for kids and pets to play. The spacious internal-access double garage (with remote access) and ample off-street parking for up to four vehicles make day-to-day living effortless. Close to schools, sports fields, Bunnings, bus routes, Hamilton Lake close by and handy to the CBD.

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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'.