

5 September 2025

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

Re: 18 Montreal Road, Washington Valley, Nelson

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 **\$505 to \$543 per week**.

This beautifully refreshed two-bedroom home is the perfect choice for those seeking comfort, privacy, and convenience just minutes from town. Spread over two levels, the home offers a thoughtful layout with living on the main level and bedrooms upstairs.

The new kitchen flows seamlessly into the open-plan dining area and through to a separate lounge, creating a warm, inviting hub for everyday living. Upstairs, you'll find two double bedrooms with built-in wardrobes, a bathroom with shower-over-bath, and a separate toilet. A sliding door cleverly separates the levels, helping retain warmth in the bedrooms at night.

Modern upgrades include premium double glazing, a heat pump, full insulation top and bottom, and new carpet throughout — ensuring cosy, energy-efficient living year-round. Recently painted with a new overlaid roof for added insulation, this home feels fresh and low maintenance.

The fenced section features a private outdoor entertaining area, easy care landscaped gardens and a carport plus shed adding practicality. Located just two minutes from the hospital, supermarkets, and town centre, with local amenities on your doorstep.

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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'.