12 March 2025

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

Re: 18a Lavas Place, Mount Wellington

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 **$660 to $760 per week**.

Tucked away from the street up a private driveway, this sun-filled, single-level home offers comfort and convenience in a sought-after location. Featuring three double bedrooms, a well-appointed bathroom with a separate bath and shower, plus an additional WC. Open-plan kitchen and dining seamlessly flow into the living area. A single garage with an auto door provides secure parking plus a laundry space and great shelving for added storage. Additional off-street parking ensures ample space for extra vehicles.

Notable features include wall and ceiling insulation, alarm system, and a mains pressure hot water cylinder. Outdoors, the property is fenced on three sides and features easy-care retained gardens with a water feature. Three large sheds, two set on concrete pads, provide abundant storage options.

Perfectly positioned for city convenience, this home offers easy access to motorways, bus and train routes, Ellerslie Village, and Sylvia Park Shopping Centre. Close to local reserves and Bailey Road School.

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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'.