

22 October 2025

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

Re: 199 Waimumu Road, Massey, 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 \$810 per week**.

Set on a huge 1024sqm section, this well-presented home offers space, comfort, and versatility in a convenient location close to schools, shops, and public transport.

Upstairs features three double bedrooms with built-in wardrobes, a modern bathroom with a separate toilet, and an open-plan kitchen and dining area with lovely elevated views. The spacious living room includes a wood burner for cosy winters and opens to a large deck - perfect for entertaining or relaxing outdoors.

Downstairs offers excellent flexibility with a large fourth bedroom, kitchenette, and second toilet - ideal for extended family, teens, or guests. This level opens to a pergola-covered deck and a tidy backyard with a large lawn area for kids and pets to enjoy.

Additional highlights include HRV system, recent interior and exterior repaint, good storage including sub-floor area, single garage plus gated off-street parking for up to six vehicles, and a fully fenced section with an electric entrance gate for added security.

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'.