

9 May 2025

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

**Re: 23 Waiwherowhero Drive, Saint Andrews, 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 **\$595 to \$660 per week**.

This well-presented, three-bedroom home in the heart of St Andrews offers comfort, flexibility, and a location that's hard to beat. All bedrooms are doubles with spacious built-in wardrobes, serviced by a renovated bathroom and separate toilet. The open-plan lounge, dining, and modernised kitchen—featuring excellent storage, dual wall ovens, a gas hob, and generous natural light—make everyday living a breeze.

Recently updated flooring and a combination of ceiling and wall insulation, a gas heater, and a heat pump ensure year-round comfort. An infinity gas water system adds further convenience.

The double garage is a standout, currently configured as a workshop and office space with extra storage, a laundry area, and loft—easily convertible back to full garaging. Outside, enjoy generous off-street parking, a tidy front yard, and a fully fenced backyard with a rotary washing line and garden shed.

Located just a short stroll to parks, cafes, and the river, and minutes to The Base shopping centre. Zoned for sought-after schools.

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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'.