

5 November 2025

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

**Re: 23 Walsh Road, Milldale/Wainui, 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 **\$830 to \$880 per week**.

Stunning single-level home comprising 4 bedrooms and 2 bathrooms, including a stylish master suite with walk-in wardrobe and ensuite. The family bathroom includes a separate toilet for convenience.

The entertainer's kitchen forms the heart of the home, flowing through open-plan dining and living to a generous covered alfresco area — perfect for year-round outdoor enjoyment. A fully fenced backyard with established planting provides privacy, sunshine, and a safe space for children and pets. Comfort is assured with double glazing, heat pump and a security alarm. The carpeted double garage incorporates the laundry, while the driveway offers extra parking plus a dedicated space for the boat or trailer.

Located in a sought-after Milldale street close to parks, local shops, quality schooling, Silverdale Mall, motorway access and the Hibiscus Bus Station — and just 10 minutes to Orewa Beach.

Chris Caldwell  
Licensed Agent  
HomeSell Pro  
Phone: 021 333 829 - Email: [chris@homesell.co.nz](mailto:chris@homesell.co.nz)

**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'.