

21 July 2025

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

Re: 24 Noakes Hill Road, Puhoi

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 **\$480 to \$520 per week**.

The Property presents:

- Electric Entry Gate: Secure and private access to your sanctuary
- Modern 2-Bedroom Home: Set in an elevated position, this property features a beautifully built two-bedroom contemporary home, complete with a modern kitchen and bathroom. The open-plan living area opens up to a spacious outdoor deck where you can soak in panoramic valley views
- Additional Amenities: A double garage and sheds provide ample storage and space for workshop, hobbies or equipment
- Garden: Featuring raised vegetable beds, woodshed, garden shed, a shade house and a large garden dedicated water tank.

Close to Amenities: Local shops and services in Silverdale are only 12 minutes by car. Warkworth is 20 minutes, Auckland city is just 40 minutes away making it an ideal location for those who want rural tranquility with easy access to arts, music, culture, and a vibrant dining and cafe scene.

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'.