

7 November 2024

HomeSell Real Estate Limited
T/A HomeSell Pro
Licensed REAA 2008
14 Vaughan Cres
Murrays Bay
Auckland 0630

Re: 28a Churchill Road, Judea, Tauranga

I have assessed the above-mentioned property for the purpose of establishing a market rent. Based on the current market I estimate the property would rent for between **\$550 to \$600 per week**.

This light-filled, newly decorated home offers an unbeatable lifestyle with panoramic views of the inner harbor, capturing city lights and the beautiful Papamoa hills. Designed for easy, low-maintenance living, it's perfect as a "lock and leave" retreat.

The open-plan living area flows seamlessly onto a full-length deck, where you can enjoy the stunning outlook. With two well-appointed bedrooms and two bathrooms, this home offers both comfort and convenience. The brand-new kitchen is a highlight, featuring a Bosch dishwasher, Fisher & Paykel oven, and a new ceramic hob for effortless cooking.

Fully compliant with Healthy Homes standards, it includes a large Mitsubishi heat pump for year-round comfort. Underneath, 2 car garaging and a spacious workshop provide ample storage, with additional off street parking space available.

Located near Tauranga's town centre and just a short stroll to Waikareao Estuary Walkway, it's ideal for active lifestyles. A bus stop at the end of the street adds extra convenience, connecting you easily to city amenities.

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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'.