

7 January 2026

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

Re: 3 Holmes Place, Flaxmere

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 **\$560 to \$600 per week**.

The home comprises three bedrooms, open plan lounge, kitchen and dining area, a bathroom with separate toilet, and a separate laundry, providing a practical and functional layout for families or tenants alike. The kitchen is a real highlight, featuring a large 900mm gas hob/electric oven, ideal for those who enjoy cooking and entertaining.

Year-round comfort is assured with a heat pump and the convenience of a gas infinity hot water system. Outdoors, the property is fully fenced and includes a garden shed plus a carport. There is also ample off-street parking, easily accommodating multiple vehicles.

Positioned just a two-minute walk to Kimi Ora School, and surrounded by wineries, apple orchards and popular cycle paths, this location offers an enviable lifestyle.

Chris Caldwell
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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'.