

22 December 2025

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

Re: 31a Dreadon Road, Manurewa

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 **\$850 to \$965 per week**.

Designed to suit families from all walks of life, this contemporary, thoughtfully planned home truly ticks all the boxes for modern, flexible living. Offering five generous bedrooms, three full bathrooms plus a powder room, and two separate living areas, the layout is ideal for extended families, guests, or those working from home. The ground floor features a double bedroom alongside a full bathroom — perfect for visitors, parents, teens, or a boarder — while the open-plan kitchen, dining and main living area flows effortlessly to a low-maintenance outdoor space.

Upstairs, the light-filled master suite boasts a walk-in wardrobe and ensuite, complemented by three further bedrooms, a stylish family bathroom, and a second lounge — ideal as a media room, kids' zone or study space.

Parking is a standout, with a 1.5 car internal access garage/laundry along with additional off street parking for multiple vehicles and visitors.

The location is exceptional: walking distance to schools, childcare, Manurewa Leisure Centre, shops, cafes, library, bus and train stations, and just minutes from the Botanic Gardens. With easy motorway access and a friendly neighbourhood, this is a home that delivers space, comfort and convenience in equal measure.

Chris Caldwell
Licensed Agent
HomeSell Pro
Phone: 021 333 829 - Email: 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'.