

23 October 2025

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

Re: 3D/1 Ophir Street, Grey Lynn, 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 **\$600 to \$680 per week**.

Perfectly positioned just moments from the buzz of Karangahape and Ponsonby Roads, this spacious two-bedroom apartment combines privacy, elevation, and unbeatable convenience. Featuring two bedrooms, a well-appointed bathroom with integrated laundry, and an open-plan kitchen, dining, and living area that flows seamlessly to a large balcony, you'll enjoy sweeping views and the vibrant atmosphere of city-fringe living.

Located in a boutique complex of only 32 apartments, this residence also includes a secure car park and a storage locker — a rare find in such a prime location.

With Auckland Hospital, AUT, Auckland University, and the city centre all within easy walking distance, plus a host of award-winning cafes, restaurants, and galleries nearby, this apartment offers the ultimate in urban lifestyle and accessibility.

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'.