

28 April 2025

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

Re: 5/12 Schnapper Rock Road, Schnapper Rock / Albany

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 **\$700 – \$800 per week**.

Spread over a generous 155m² (more or less), the thoughtful layout features three good-sized bedrooms, two bathrooms, and a separate guest toilet. Designed for privacy and sun, the home enjoys a warm, peaceful atmosphere throughout.

On the entry level, you'll find a spacious open-plan modern kitchen, dining, and living area that flows effortlessly onto a sunny balcony with lovely urban views – the perfect spot to relax or entertain. There's also a guest toilet conveniently located by the internal access door to the single-car garage/laundry. Extra parking is also available.

Downstairs, the huge master bedroom comes complete with a walk-through wardrobe, ensuite, and private access through wide ranch sliders to a second balcony, offering equally beautiful views and wonderful privacy. Upstairs, two further spacious bedrooms are serviced by a family bathroom – ideal for children, teenagers, or guests, with great separation from the master suite.

Zoned for highly regarded Upper Harbour Primary, Albany Junior, and Albany Senior High Schools – all within walking distance. Plus, you'll love the easy motorway access north, west, and south, and the proximity to top private schools (Kristen and Pinehurst), local shops, restaurants, petrol stations, and more.

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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'.