

6 November 2025

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

**Re: 7/110 Kervil Ave, Te Atatu Peninsula**

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 **\$460 to \$550 per week**.

Designed for effortless living, this stylish one-bedroom, two-storey townhouse comes with an open-plan kitchen, dining and living area flowing to a private, fenced courtyard complete with garden shed. Neutral décor and quality finishes throughout provide an inviting and modern feel. A full bathroom, separate laundry and efficient heat pump complete the picture for comfortable year-round living.

Tucked away at the end of a quiet right-of-way, this home offers privacy and peace while still being just minutes from daily conveniences. Street parking is available nearby.

- Prime location — only 15 minutes to the CBD
- Close to waterfront walkways, parks, and local reserves
- Short distance to shops, supermarket, cafes, schools, library & community facilities
- Easy access to the Northwestern Motorway for a seamless commute

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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'.