

18 December 2024

HomeSell Real Estate Limited  
T/A HomeSell Pro  
Licensed REAA 2008  
14 Vaughan Cres  
Murrays Bay  
Auckland 0630

**Re: 140 Jackson Street, Te Awamutu**

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 **\$650 to \$700 per week**.

Offering generous space and an abundance of features, this 4 bedroom, 2 bathroom property is designed for comfort and convenience. Each of the bedrooms is a spacious double, with two rooms featuring walk-in wardrobes.

Enjoy open-plan living in the spacious lounge, dining, and kitchen area, where you'll find a modern heat transfer system, heat pump and DVS system. Outside, you'll love the fully fenced property with an additional smaller fenced area. The expansive wrap around deck, which spans across the back of the home and up one side, is ideal for entertaining or relaxing outdoors.

A detached double garage, fully insulated with gib board, downlights, and a generous 2.4-metre workshop space. Plus, there's off-street parking for up to 3 cars in front of the house.

Conveniently located just a short stroll from everyday amenities - 200 metres to Super Liquor, 220 metres to Burger King, 300 metres to Woolworths, KFC, and Te Awamutu Medical, and 550 metres to Te Awamutu Primary School - everything you need is within reach.

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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'.