

14 May 2022

HomeSell Real Estate Limited
T/A HomeSellAssist
Licensed REAA 2008
PO Box 36096
Northcote
Auckland 0748

TO WHOM IT MAY CONCERN

Re: 17A Caledonia Road, Ngongotaha, Rotorua

I have reviewed the above-mentioned property for the purpose of establishing a market rent. Based on the current market I would estimate that the following would rent between \$545 - \$570 per week.

Set back from the road, this tidy 3 bedroom brick & tile home is located on a compact easy to manage section. It has spacious open plan living, kitchen, dining & lounge, 1 family bathroom with a separate toilet. There has been a garage conversion, to a large hobby space which includes a bay window & ranch slider, providing versatility for this home.

There is insulation in the ceiling & walls plus a heat pump for winter warmth. There is also a large carport with a sectional garage door & off street driveway parking.

This property is approximately 500 metres to the lake front and is handy to the Ngongotaha Village, shops & café. It's also handy to the local bowling club, nearby reserve, daycare & primary school.

Kind regards,

Jane Simmons
Licensed Property Negotiator
HomeSellAssist
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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'.**