



PROPOSAL TO PROVIDE MARKETING
& MANAGEMENT SERVICES FOR

47 Lingarth Street, Remuera, Auckland

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27 February 2019

Shiwei Young

By Email: shiweiyoung@gmail.com

47 Lingarth Street, Remuera, Auckland

Dear Shiwei,

Thank you for the opportunity to provide our rental assessment over the above-named property. It would indeed be our privilege to serve as your Managing Agents.

We summarise 47 Lingarth Street, as follows: (<http://www.property-guru.co.nz>) *

Land Area	473 m ²
Category:	Residential, Vacant Site (RV)
Land Use:	Vacant Residential
Zoning:	Residential (9B)

NB. As this building is brand new it is not updated on Property Guru at the date of writing this.

Current Relevant Listed Properties for Rent not updated

There are currently 18, 4-bedroom properties advertised for rent in Remuera on www.trademe.co.nz asking a weekly rent ranging from \$700.00 to \$2,200.00 per week.**

There are currently 16, 4-bedroom properties advertised for rent in Remuera on www.realestate.co.nz asking a weekly rent ranging from \$700.00 to \$2,200.00 per week.**

Zoned Schools for this Property

Primary/Intermediate Schools



Victoria Avenue School 0.6 km

Remuera Intermediate 1.8 km

Secondary Schools

Auckland Grammar 3.1 km

Epsom Girls Grammar School 2.7 km

Features

- This is a newly built, unfurnished, property with four double size bedrooms and three and half bathrooms, which has been landscaped. There is a neutral colour palate throughout for ease of furnishing, LED recessed lighting with touch switches and it has been well planned with plenty of power plugs and data. There is a DVS system and central heating.
- The entrance area of this delightful two storey home is accessed two ways; the stylish front door or through the substantial double garage which has a sectional steel opening garage door. Plenty of parking is also available on the wide driveway.
- The first floor comprises of a large open plan living/dining/kitchen area, a separate scullery and a separate toilet. Also, on this floor is one of two large bedrooms with walk-in wardrobe and ensuite.
- The open plan living features a large floor to ceiling off-white mixed stone island wall with a see-through linear gas fireplace.
- One side of the gas fireplace faces the living area and one the kitchen/dining area to share warmth and ambience throughout. The living area side has a long black granite mantle and a cleverly designed large rectangular alcove above that allows for artwork to be placed safely away from the heat.
- This room has a stunning feel of letting the outside in with one wall having a large fixed/picture and awning window and two others with large slider doors opening to the outdoor patio areas.
- The flooring throughout is polished wood 'oak' with exception to the bathrooms and toilet having marble tiled floors.
- The kitchen has an island of white stone with large rectangular sink, waste disposal and designer tap. Hanging above is a large modern rectangular white pendant light.
- It has a long breakfast bar on the outside, large enough for seating 4 to 5 high chairs/stools.



- With plenty of cabinetry the kitchen is artfully broken up from just matt-white finish cabinetry with the back-wall cabinetry above the cooking area having a 'dark chocolate brown wood' veneer and the same dark brown veneer running in a wide strip above the top of the remaining white cabinetry and ceiling. There is a range hood in this cabinetry.
- Above the white granite bench, with a 'Miele' induction cooktop, is a designer white tile with discrete design as the splashback. Beside this to the left are two large 'Miele' inbuilt ovens, one steam oven.
- The 1st Master bedroom fits a king- or queen-sized bed with awning windows, large walk-in wardrobe and ensuite.
- The ensuite is beautifully finished with large floor to ceiling off-white marble tiles. It has a large shower, bath, floating white vanity with natural wood detail and designer soft close toilet. There is a heated towel rail, heated lights and venting. The ensuite has a small awning window.
- A carpeted stairway leads up to the 2nd Floor.
- The second floor has bedrooms 2, 3 and 4, the 4th being the 2nd Master bedroom. It is carpeted throughout with exception to the bathrooms having marble tiled floors.
- The 2nd and 3rd bedrooms, with large awning windows, fit either king or queen beds, have good sized built-in wardrobes and with clever planning share an ensuite.
- The shared ensuite has a shower, bath, floating white vanity with natural wood detail and designer soft close toilet. It is beautifully finished with large floor to ceiling off-white marble tiles. There is a heated towel rail, heated lights and venting. The ensuite has an awning window.
- The 2nd Master, 4th bedroom, opens onto its own private balcony with wide decking and glass balustrades. It has a large walk-in wardrobe and ensuite.
- The 2nd master ensuite has a shower, floating white vanity with natural wood detail and designer soft close toilet. There is a heated towel rail, heated lights and venting. The ensuite has a small awning window.
- This floor also has its own sitting/living area to allow quiet contemplation or other if needed from the family area.

Market Rent in Auckland - Remuera

01 Aug 2018 - 31 Jan 2019

HOUSE





Size	Bonds received	Lower Quartile	Median Rent	Upper Quartile
3 bedrooms	66	\$700	\$797	\$915
4 bedrooms	33	\$882	\$1000	\$1212
5+ bedrooms	21	\$1081	\$1300	\$1562

It is our considered opinion that the achievable rent for this property, on the current market, is in the region of \$1950.00 to \$2,000.00 per week.

Yours sincerely,
Goodwin Realty Limited Licenced (REAA 2008) MREINZ

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Source: * Property Guru, ** www.trademe.co.nz, and *** the Ministry of Business, Innovation and Employment.

Bonds 01 Aug 2018 - 31 Jan 2019 being most current data available.

Average rent – The most typical weekly rent, calculated by adding up the weekly rents for all bonds and dividing this by the total number of bonds lodged.

Standard deviation – The distribution of rents around the average. If the standard deviation is small, most of the sample is close to the average. If it is large, the distribution is more spread out. Approximately 68% of all the weekly rents will fall within one standard deviation on either side of the average. For example, if the average rent is \$100 and the standard deviation is equal to 20, then approximately 68% of weekly rents will be between \$80 (the average minus one standard deviation) and \$120 (the average plus one standard deviation).

Lower quartile – The weekly rent at 25% of all market rents when all are placed in order of value.

Median rent – The middle value when all the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average or mean rent figure, as the average can be influenced by one or two rentals that are extremely high or low.

Upper quartile – The weekly rent at 75% of all market rents when all are placed in order of value.

**** This rental assessment does not purport to be a registered valuation and, it should be noted that rental values may change as market conditions fluctuate.