

# Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**119C The Drive,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**10 Feb 2020**

Bedrooms:**5**

Bathroom:**4**

Description:

Thoughtfully designed & immaculately presented set on a freehold 426m<sup>2</sup> title, this 4 years young 297m<sup>2</sup> weatherboard residence with great street appeal is perfect for the family seeking the ultimate DGZ lifestyle. The spacious interior offers flexible open plan multiple living areas, 1 brm & bthrm downstairs, 2 ensuite, 2 walk in robes. The designer kitchen which includes an additional butlers kitchen & quality gas appliances, flows to an ideal outdoor entertaining area + there's central air conditioning, a feature gas fire + a security camera system installed for year round comfort & peace of mind. In excellent ENPS, ANI, EGGS & AGS zones

Floorplan:**m<sup>2</sup>**

Exterior:

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to ensure the best returns for your investment property.

I look forward to discussing this appraisal with you.

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**\$1400 - \$1500**

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. This assessment is for today's market, but may alter during peak and non peak seasons.

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