

Rental appraisal

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

Property:

**4A Tuperiri Road,
Epsom**

Prepared for:

George Fong

Prepared on:

12 Oct 2022

Bedrooms : **3**

Floorplan : **m²**

Bathroom : **2**

Exterior : **m²**

Description:

Set in a quiet, pretty cul de sac, with own access, this property is ideally located within easy walking distance to Cornwall Park & just a short stroll to shopping, cafes, eateries & zoned for excellent Royal Oak Primary School too. It's no wonder this is such a popular location.

What's more, this home has just undergone a total renovation & offers; up to the minute chefs kitchen complete with gas cooking, sumptuous master with ensuite, a light & bright spacious living with heat pump & separate dining which flows to outdoors. There is also a home office, spacious internal garaging with extra high ceilings & a new alarm system has been installed too.

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 below.

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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\$850 - \$880 weekly

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



Juan Xin

M 027 298 5079

E j.xin@barfoot.co.nz

Epsom 09 529 0969

<https://www.barfoot.co.nz/j.xin>