

Rental appraisal

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

Property:

**30 Pencarrow Ave,
Epsom**

Prepared for:

George Fong

Prepared on:

10 Oct 2023

Bedrooms : **5**

Floorplan :

Bathroom : **3**

Exterior :

Description:

Impeccably presented, this home was carefully renovated over time to include all the requirements of today's modern living yet still retains the original character features we all love. The light filled & super spacious flexible floorplan is an entertainer's dream. The open plan living areas & Miele kitchen open to private decks & landscaped grounds with amazing views to Mt Eden. This home with its great street appeal has so many extras and updates.

The master suite has a walk-in robe, ensuite & private lounge + also on offer is a separate self-contained studio, huge double garaging, an oversized basement with a workshop.

In all elite school zones: ENPS, ANI, AGS & EGGS & also close to private schools including Diocesan & St Cuthberts.

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.

If you need any further advice we look forward to being of assistance.

\$1800 - \$1900 per week

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.



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