

Rental appraisal

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

Property:

**39 Liverpool Street,
Epsom**

Prepared for:

George Fong & Sylvia Lu

Prepared on:

19 Feb 2024

Bedrooms : **5**

Floorplan :

Bathroom : **3**

Exterior :

Description:

Set securely back from the road in a quiet ROW position behind a security gate is a property you will love coming home to. Life just doesn't get much better than this as no expense was spared by the current owner to build their ultimate home. Offers: multiple living which flows to decking with louvretec - the perfect place to entertain + there's 5 generous brms including a master with ensuite & walk in robe & another ensuite in the downstairs brm. The chef of the home will love the designer kitchen complete with Miele appliances & will appreciate having an additional butlers kitchen.

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.

\$1500 - \$1600 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.



Juan Xin

M 027 298 5079

E j.xin@barfoot.co.nz

Epsom 09 529 0969

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