

Rental appraisal

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

Property:

**12A Pukenui Road,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

17 Mar 2025

Bedrooms : **5**

Floorplan :

Bathroom : **4**

Exterior :

Description:

Something truly special awaits in this picturesque tree-lined street, just moments from Cornwall Park.

Behind its own security gate, this exceptional 5-bedroom, 4-bathroom residence welcomes you with soaring double-vaulted ceilings.

Designed for luxury living with no expense spared, this home features two lounges, a dedicated office, and a double garage. High-end details include double-glazed windows, rich wooden flooring, central air conditioning, underfloor heating, and a gas fireplace. The chef's dream kitchen, complete with gas cooking and a separate butler's pantry, seamlessly flows to a large covered entertaining area overlooking beautifully landscaped grounds.

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.

\$1450 - \$1550 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>