

# Rental appraisal

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

Property:

**4 New Dawn Lane,  
Albany Heights**

Prepared for:

**To Whom It May Concern**

Prepared on:

**28 Mar 2025**

Bedrooms : **5**

Floorplan :

Bathroom : **5**

Exterior :

Description:

Albany Centre location. This super spacious 334m<sup>2</sup> floor area home offers family living at its best on a 500m<sup>2</sup> site (not including driveway). From the moment you step inside, be prepared to be wowed by the very luxurious high-end interior & outdoor living spaces with huge decking- the perfect place to entertain. The aspiring chef will love the chefs kitchen & butler's kitchen complete with gas. What's more, there's central air-conditioning installed, 3 beautifully appointed tiled bathrooms (5 ensuite) + separate access to a downstairs bedroom & bathroom. Zoned for Albany School & Albany Senior High School. Close to Kristin, & Massey University.

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.

---

## \$1200 - \$1300 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](mailto:j.xin@barfoot.co.nz)

Epsom 09 529 0969

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