

Rental appraisal

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

Property:

**1/601 Manukau Road,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

11 Jul 2025

Bedrooms : **3**

Floorplan :

Bathroom : **1**

Exterior :

Description:

Set back from the road in a popular Epsom street, this gorgeous 3-bedroom character home is just a hop, skip, and jump to Greenwoods Corner and a short stroll to Cornwall Park.

Filled with natural light, the home features high stud ceilings, stained-glass windows, polished wooden floors, and a modern kitchen with gas cooking. The fully fenced front garden has room for a trampoline –ideal for families.

Extras include two heat pumps for year-round comfort, a spacious loft upstairs, and lock-up garaging. Conveniently located near Royal Oak Mall and zoned for Royal Oak Primary.

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.

\$750 - \$780 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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