

Rental appraisal

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

Property:

**15 Queen Mary Ave,
Epsom**

Prepared for:

To Whom It May Concern

Prepared on:

24 Oct 2025

Bedrooms : **5**

Floorplan :

Bathroom : **4**

Exterior :

Description:

This architecturally designed, solid concrete home is a statement of quality and craftsmanship. Built by its original owner with no expense spared, it sits proudly on a 502m² freehold section behind private security gates on prestigious Queen Mary Avenue.

Featuring multiple living areas, a media room, a gas fireplace, and a gourmet kitchen with butler's scullery, every detail has been thoughtfully designed. Outside, a saltwater in-ground pool creates the perfect setting for entertaining or relaxation.

Located in the sought-after Double Grammar Zone, and close to St Cuthbert's and Diocesan, this home delivers the ultimate Epsom lifestyle.

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.



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