

13 October 2020

April Wellington
By email: april.wellington@tallpoppy.co.nz

Dear April

Re: Rental Appraisal – 66a Ivory Street, Rangiora

Thank you for the opportunity to provide you with this complimentary, independent rental appraisal.

The Property

This delightful standalone property is well maintained and boasts peace and privacy. Conveniently located within walking distance to the centre of Rangiora township, supermarkets and a host of amenities.

It features:

- Open plan kitchen/dining
- Adjoining living area
- Kitchen comprises electric stove, rangehood, dishwasher and ample cupboards
- Heat pump
- Woodburner
- Bathroom with new shower and vanity
- Separate toilet
- Separate laundry with external door
- Single detached garage
- Fully fenced section with covered deck and garden shed

Market Rental

Our appraisal of this property indicates its market rental will be in the:

\$ 400 - \$420 per week range*

We would start marketing the property at the top end of the range which then allows for some rental movement if required.

Whether this is your first rental property, or you have a growing investment portfolio, talk to us about our management services developed over 30 years. We ensure your rental property receives the care and attention it deserves – and you maximise the return on your investment.

I am more than happy to discuss this appraisal or any other aspects of our property management process.

Yours sincerely



Rachelle Hughes
Business Development Manager
Quinovic Property Management
Christchurch | Selwyn | North Canterbury

ps. We are currently offering **FREE management fees** for the first month for new business **and we offer rent & service guarantees!** **



**This appraisal is valid for 3 months and reflects our recent experience with similar rental properties. The actual rental achieved for any rental property will vary with the seasons and market conditions at the time of renting.*

***T&C's apply*