

136 QUEENS DRIVE, LYALL BAY, WELLINGTON

4 X BEDROOM | 2 X BATHROOM | 1 X GARAGE



PROPERTY DETAILS

Address:	136 Queens Drive, Lyall Bay, Wellington
Capital value:	970,000 (As per Sept 2018 valuation)
Floor area:	173 m ²
Land area:	302 m ²
Legal Description:	LOT 5 DP 88686

Leaders

Property Management Wellington

RENT APPRAISAL - 20th December 2018

STATS & DATA

 <p>Bonds lodged Area: Lyall Bay Property type: 3 bed house No. of bonds: 29 *Last 12 months Range: \$586 to \$696</p>	 <p>Similar Properties Area: Lyall Bay Property type: 3 bed house No. of properties: 1 Range: \$790</p>
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We have studied the specifications of the above property with a view to establishing a current market rental rate.

Key features:

- Great walk score -Kilbirnie shops minutes away/ short walk to Lyall bay beach and surrounding cafes and restaurants
- 4 double bedrooms, 2 bathrooms
- Private balcony
- Single internal access garage
- Large open plan kitchen/ living / dining
- Private sunny courtyard area
- 15 minutes to town by car, and regular public transport nearby

Taking this into consideration, we would indicate a level of rent in the range of:

\$720 - \$760 per week

This is the opinion of Leaders Property Management, based on an analysis of current market stats, and actual comparative data from within our own portfolio. This is a desktop appraisal, no site visit was conducted. Furthermore, no investigations were made by Leaders Property Management into whether the appraised properties are compliant or consented.

I'd like to offer you the full services of Leaders Property Management, to look after and manage your property. Should you have any questions regarding this appraisal, or any other aspect of our services, please do not hesitate to get in touch.

Kind regards,



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