

20/10/2020

Rental Appraisal on behalf of Metro Realty 14 Allandale Rd, Saint Clair, Dunedin



Thank you for the opportunity to appraise this property for a market rental.

Metro Property Management is a Professional highly skilled property management company that specialises in residential rentals. We are well known for our very experienced and long standing personnel and offer an effective and systemised approach to property management. During the last 21 years we have developed procedures that ensure effective letting and management and have 50 years of combined staff experience.

We would very much like the opportunity to work with you as your managing agent. We firmly believe that no other company can provide you with the quality and consistency of service that has built our reputation for excellence in property management and we can assure you of our prompt attention and the very best service at all times.

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Elevated and spacious in St Clair on a large section

- ideally situated to the St Clair shopping centre, Esplanade and in the zone for St Clair school, this attractive villa features:

4 spacious, lovely bedrooms
2 bathrooms including new 2nd bathroom, separate toilet
Spacious integrated living spaces
Sunny indoor-outdoor living
Modern, open plan kitchen
Stainless Smeg appliances, gas cooking, dish drawers
Large floor mounted Fujitsu heat pump in hall
Wall mounted Fujitsu heat pump in living room
Free standing Yunca wood burner
270 litre hot water cylinder
Single garaging and off-street parking
Thick wool ceiling insulation, under floor insulated
Easy basement access
Spacious section - can be subdivided - enjoys sea views

Above worry level (was not affected in previous years flood event)

I have researched properties of similar size and condition that we have managed now and in the past in this and nearby areas and also looked at properties that are currently advertised we see that rentals fall between \$545 and \$700 per week.

It would therefore be fair to expect that for a home like this, the market should react favourably to an asking rental of between \$575 to \$625.00 per week.

Yours faithfully

Tom Sharp
General manager

A handwritten signature in blue ink, appearing to read "Tom Sharp".