



## Rental appraisal

Date: 14<sup>th</sup> March 2022  
Property address: Lot 59 – Oakview  
Suburb: Lytton West – Gisborne  
Main dwelling: 3-bedrooms, two full bathrooms  
Minor Dwelling: 2-bedroom, bathroom and open plan living  
Garaging: Single garage and off-street parking for the minor dwelling  
Main Features: Located in the stunning Oakview Subdivision in Lytton West being a premier Gisborne location, these sought-after homes built by a Master Builder are almost too good to be true. There is huge demand in Gisborne for new housing. This demand is across owner occupied and rental properties and our office in Gisborne is overrun with lovely families looking for homes specially in this locale. Being so close to amenities and surrounded my retirement villages, everything tenants require will be close by.

The homes are architecturally designed with care. This translates into a home that is not just a rental but a home that anyone would be happy to live in. Dual income properties like these are rare. Large sections, stylish open plan living areas, storage throughout are some of the reasons why we anticipate very strong demand from occupants. The agency has been placing tenants in Gisborne for over 6 years now.

Road front / down a drive: Road front  
Guarantee: This project comes with a 12-month rental guarantee subject to terms and conditions at a rate of \$1,185pw.  
Appraised rent range: \$1,160 - \$1,200 per week (approx.)  
Main house - \$680– averaged out  
Minor dwelling - \$505 – averaged out

Kind regards,

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**DISCLAIMER** -While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same