


**Address:** 11 Lester Street

**Property Description:** Delightfully set amidst the charming young trees of Lester Street in the peaceful and well-established Buckley Precinct of Hobsonville Point, is this beautifully presented, freestanding 3 bedroom home that is set to appeal to many. Designed with practicality in mind, there are 2 separate living spaces and the rear lounge flows to the most wonderful backyard, making this property an absolute delight for the whole family. Featuring extensive Tonka decking and an automated louvre system, attractive landscaping and a real lawn, the children and pets will simply love it. Complete with all the modern features expected in an energy-efficient, well-insulated home, you will also appreciate the convenient built-in laundry, ample storage throughout including accessible attic storage, fantastic tandem car garaging also fit for accommodating an office, home gym, or gaming space and additional off-street parking.

**Bedrooms:** 3

**Bathrooms:** 2

**Car Park:** 2x Garages

**Location:** Come and join this friendly, thriving community that enjoys a coastal location with many parks, great schools and a selection of Early Learning Centres all close by. With a fabulous choice of cafes and restaurants nearby, public ferry and bus options, plus immediate motorway access, Hobsonville Point just keeps getting better and better.

Wallace & Stratton thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current value to be

**\$700.00 - \$750.00 per week – Unfurnished**

#### The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised offerings

Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free landlord information and Claimable Expenses Guide

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal not intended to be used for finance purposes-if you require this please let us know.

It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.


**STEPHANIE HANLON**

M: 021 773 491  
E: [stephanie@wallacestratton.co.nz](mailto:stephanie@wallacestratton.co.nz)