

25/01/2019

Address:

92 Brian Cres, Stanmore Bay.

Property Description:



If you want something that's move in ready, this is it! The property was renovated when the owners purchased just over two years ago. If you are looking for smoothing to add value to, there is potential to turn this into either a 4 or 5 bedroom home very easily. If you are happy to keep it as a 3 bedroom then you have a fantastic office space off the living room. A wrap around deck flowing on from the living room ensures there is space for entertaining friends and family and enjoying a classic Kiwi BBQ on those warm summer nights. You won't have a problem with parking, as there is a large carport under the house which you could potentially convert into a garage space.

Bedrooms: Four
Bathrooms: Two
Car Park: Double carport

Location:

One of the very appealing factors is the proximity to Stanmore Bay Beach and the local schools including Red Beach School, Stanmore Bay School, Orewa College and Whangaparaoa School.

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

\$690.00 - \$740.00 per week.

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.



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