

WALLACE



STRATTON

LICENSED REA 2008 | MREINZ

NEW ZEALAND'S REAL ESTATE PROFESSIONALS

- **What is the approximate land size?** | 484 sqm
- **What is the approximate internal living space? (Estimate from Property Guru)** | 112 sqm
- **How long have the vendors owned the property?** | Since 2016
- **What is the expected rental return?** | \$690 - \$740 per week
- **Is gas connected?** | No
- **Chattels?** | See front page of contract
- **Schools in the catchment area?** | Red Beach School, Stanmore Bay School, Orewa College
- **What are the neighbors like?** | Mixture of owner occupied and rentals. Very friendly.
- **What is the CV?** | \$720,000
- **Is there anything the vendor has disclosed that we need to know about?** | Stairs at back of property are un-consented.



MATT CORIN
BETTER REAL ESTATE