

# Rental Appraisal\*

22<sup>nd</sup> May 2024

John Callam  
Level 1, 77 Thorndon Quay  
Thorndon  
Wellington 6011



Dear John

**Address/Location: 15/220 Thorndon Quay, Metro Apartments, Thorndon, Wellington\***

Located right on the fringe of Wellington city within easy walking distance to Wellington Train Station, Sky Stadium, Parliament, and many great shops, restaurants and bars. Facing north/east for great sun and views.

**Accommodation type:** Very colorful 2 bedroom plus mezzanine space, 2 bathrooms, open plan living apartment. Secure tandem car park comes with this apartment.

**Market Comment:** This apartment offers great Wellington living. Very popular location Thorndon so close to the city, great schools, Parliament Buildings, Railway Station and a New World Supermarket just up the road. There has been a lot of uncertainty out there with Government changes, job security, and inflation to name a few but we are still seeing reasonable migration coming back into the city. A nice apartment in a good part of town is a real bonus.

**Tenant Profile:** This lovely apartment with a beautiful foyer entrance into the building is likely to attract professional/s or a small family looking for apartment living within easy walking distance to the city. This is a great option for those that need a place in Wellington during their working week but who live and own out of Wellington.

**Rental Appraisal:** This light filled and spacious apartment comes with the following features: Secure apartment living with large foyer entrance way. Open Plan living opening to a balcony and views towards the harbour and stadium. You also have a mezzanine space for additional living or even use as an office/study. Kitchen overlooks the living area and comes with built in oven, hobs, rangehood, dishwasher & fridge/freezer. There are 2 double bedrooms with the main bedroom having an ensuite with shower, toilet and vanity. It also has its own private balcony to enjoy the outdoor air. The main bathroom comes with a shower over bath, large vanity unit, toilet and heated towel rail. Completing this fantastic apartment living is a secure tandem car park along with Bordeaux Bakery next door for that morning coffee and scone.

**Rental Value:** Apartment being unfurnished with whiteware would be expected to be in a rental range of \$690 - \$750 per week\*

Yours Sincerely



Ian Dumbleton  
**Business Development Manager**  
**Quinovic Property Management – Vivian Street**

\*Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.