

RENT APPRAISAL - 23rd September 2021

2/280 ORIENTAL PARADE, ORIENTAL BAY, WELLINGTON

2 X BEDROOMS | 1 X BATHROOM





PROPERTY DETAILS

Address:	2/280 Oriental Parade, Oriental Bay, Wellington
Capital value:	\$690,000 (Sep 2018)
Floor area:	84m ²
Land area:	n/a
Legal Description:	FLAT 2 DP 32610 HAVING 1/8 SH IN LOT 4 DP 8869 BEING 402 M2

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STATS & DATA

 <p>Area: Oriental Property type: 2 bed apt No. of bonds: 66(12 mths) Range: \$600 - \$895</p>	 <p>Area: Oriental Property type: 2 bed property No. of properties: 6 Range: \$650-\$1,100</p>
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We have studied the specifications of the above property with a view to establishing a current market rental rate.

Key features

- Two double bedrooms
- Spacious and elegant living with great light
- A good sized kitchen with dining alcove
- Plenty of storage with generous cupboard space
- Great location right on the beach with cafes, restaurants & supermarket close by

Taking this into consideration, we would indicate a level of rent in the range of:

\$700-750 p/w

This is the opinion of Leaders Property Management, based on an analysis of current market stats, and actual comparative data from within our own portfolio. No investigations were made by Leaders Property Management into whether the appraised properties are compliant or consented. No investigations have been made as to whether the appraised properties meet the standards for the Healthy Homes Bill

I'd like to offer you the full services of Leaders Property Management, to look after and manage your property. Should you have any questions regarding this appraisal, or any other aspect of our services, please do not hesitate to get in touch.



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