

### 2B/120 THE TERRACE, WELLINGTON CENTRAL, WELLINGTON

1 X BEDROOM | 1 X BATHROOM



#### PROPERTY DETAILS



Address:	2b/120 The Terrace, Wellington Central, Wellington
Capital value:	\$215,000 (Sep 2018)
Floor area:	30m <sup>2</sup>
Land area:	N/A
Legal Description:	UNIT 2B DP 86105

# Leaders

## Property Management Wellington

RENT APPRAISAL - 26<sup>th</sup> November 2020

### STATS & DATA

 <p>Area: Lambton Property type: 1 bed apt No. of bonds: 188 (12 mnths) Range: \$340 - \$490</p>	 <p>Area: Wellington Central Property type: 1 bed property No. of properties: 42 Range: \$200-\$900</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

- Cute and cosy studio apartment
- West facing
- Small balcony for a little bit of indoor/outdoor flow
- The location is superb with the city and all it offers right on your doorstep and if you're looking for university accommodation for next year the campuses are all within easy reach

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

**\$375-400 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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