



PROPERTY DETAILS

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| Address: | 44 Cooper Street, Karori, Wellington |
| Capital value: | 930,000 (Sep 2018) |
| Floor area: | 190m ² |
| Land area: | 526m ² |
| Legal Description: | LOT 13 D P 1564 |

Leaders

Property Management Wellington

RENT APPRAISAL - 21st October 2020

STATS & DATA

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|---|--|
|  <p>Area: Karori Property type: 4 bed house No. of bonds: 11 (12 mnths) Range: \$770 - \$972</p> |  <p>Area: Karori Property type: 4 bed property No. of properties: 10 Range: \$730-\$1,200</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

- 4 great bedrooms, including a large master with en suite
- Stylish, spacious and light filled open plan living and dining
- A fabulous entertainers kitchen forming the heart of the home
- Contemporary family bathroom with bath and separate shower
- Separate second living or media room
- Lots of deck space, bathed in sun and perfectly set up for outdoor entertaining
- Well cared for section with established gardens and plenty of room for fun and play
- Large internal access garage with generous storage space
- Prime city end Karori location with sought after schools close by and zoned for both Wellington College and Wellington Girls College

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

\$920-970 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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