

85 NGAIO GORGE ROAD, NGAIO, WELLINGTON

3 X BEDROOMS | 1 X BATHROOM | 2 X CAR SPACES



PROPERTY DETAILS

Address:	85 Ngaio Gorge Road, Ngaio, Wellington
Capital value:	\$540,000 (Sep 2018)
Floor area:	94m ²
Land area:	1318m ²
Legal Description:	PT LOT 53 DP 404 LOT 10 DP 11976 - 40 M2 GARAGES AT 103 NGAIO GORGE RD ON ROAD RESERVE

Leaders

Property Management Wellington

RENT APPRAISAL - 12/01/2021

STATS & DATA

 <p>Area: Ngaio Property type: 3 bed house No. of bonds: 25 (12 mnths) Range: \$650 - \$725</p>	 <p>Area: Ngaio Property type: 3 bed property No. of properties: 4 Range: \$575-\$850</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

- Three bedroom, 1950's home set on a peaceful, bush clad site with good sun only minutes away from the CBD
- Over 1300 sq. of land
- Open plan living/kitchen/dining complete with heat pump and wood burner
- New bathroom and double glazed windows and joinery through most of the house. Outside the good sized deck creates the perfect spot for summer entertaining or for just soaking up nature in your own peaceful haven.
- Two garages located nearby

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

\$650-690 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 property is compliant or consented. No investigations have been made as to whether the appraised property meets the standards for the Healthy Homes Act 2017.

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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