



PROPERTY DETAILS



Address:	9c/120 The Terrace, Wellington Central, Wellington
Capital value:	\$235,000
Floor area:	40m ²
Land area:	n/a
Legal Description:	UNIT 9C DP 86105

Leaders

Property Management Wellington

RENT APPRAISAL - 14th July 2020

STATS & DATA

 <p>Area: Lambton Property type: 1 bed apt No. of bonds: 197(12 mnths) Range: \$340-\$486</p>	 <p>Area: Wellington Central Property type: 1 bed property No. of properties: 52 Range: \$250-\$750</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

- 1 bedroom apartment
- Warming afternoon sun and views out toward Kelburn.
- The open plan living area is cleverly laid out to create separate spaces while maintaining a real sense of style
- A good sized bedroom with built in storage and en suite bathroom
- The location is superb with the city and all it offers right on your doorstep

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

\$430 - \$480 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.



Beni Tesoriero

+64 27 370 1433
@ btesoriero@leaderspm.co.nz



Jerram Tuck

+64 27 443 2832
@ jtuck@leaderspm.co.nz