

4E/120 THE TERRACE, WELLINGTON CENTRAL, WELLINGTON

2 X BEDROOMS | 1 X BATHROOM



PROPERTY DETAILS

Address: 4E/120 The Terrace, Wellington central, Wellington

Capital value: \$340,000 (Sep 2018)



Floor area: 70m²

Leaders

Property Management Wellington

RENT APPRAISAL - 29th June 2020

STATS & DATA

| | |
|---|--|
|  Bonds lodged Area: Lambton Property type: 2 x bed apt No. of bonds: 47 Last quarter Range: \$525 - \$745 |  Similar Properties Area: The Terrace Property type: 2 bed APTS No. of properties: 11 Range: \$570-\$640 |
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We have studied the specifications of the above property with a view to establishing a current market rental rate.

- 70sqm 2 bedroom apartment
- Excellent location - In the heart of the CBD
- Great walk score - Cafes, restaurants, shopping, waterfront within walking distance
- Sleek new kitchen, and a contemporary bathroom
- Both bedrooms doubles with wardrobes
- Spacious open plan living/dining
- Deck with city views

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

\$580 - \$630p/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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