

# Rental Appraisal\*



FOR CONNY FOSTER: COLONY REALTY

14 June 2019



## 154 Garbolino Road, Mangawhai

Three-bedroom home in a rural setting yet close to all amenities

### Property location

Compact 3-bedroom home on a lifestyle block. There is sunny north facing deck and a double garage. Close enough to Mangawhai village or the heads beaches and estuary. A five-minute drive to the local school.

### Property features

- Three bedrooms
- One bathroom
- Kitchen
- Open plan living and dining
- Sunny outdoor deck
- Plenty of parking
- Double garage
- Close to all amenities and local school.

### Recommended improvements to comply with new regulations

Replace under floor insulation to comply with the regulations required, to July 2019

### Ideal tenant profile

The property will attract strong interest from families or couples who will enjoy the benefits of being close to all that Magical Mangawhai offers.

### Financial considerations

- Rental Range: **\$390 - \$420 per week**
- Plan on occupancy of 50 weeks per year.
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

This appraisal is based on local knowledge and after viewing the property.

Linda Otter

Principal

Quinovic Property Management Warkworth

*'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.'*