

11 April 2022

Mr Chris Judd
Sold On Kapiti

By e-mail to: chris@soldonkapiti.co.nz

Dear Chris,

Re: Rental Appraisal - 62 Ngaio Road, Waikanae

I write to present a rental appraisal for the property at 62 Ngaio Road, Waikanae. I have not visited the property, and I base my appraisal on our records and upon your listing on Sold On Kapiti's website: https://www.soldonkapiti.co.nz/property?property_id=925960/62-ngaio-road-waikanae.

This property is a beautifully renovated "couples" home on a large section, in the heart of Waikanae's garden area. It is a short walk to the Waikanae Shopping Centre and the Waikanae Railway Station. A short drive away are Kapakapanui School, Waikanae Park and its numerous sporting facilities. The house has two double bedrooms, a family bathroom with shower cubicle, two separate toilets and a separate laundry. In front of the house is a carport, with additional parking in front.

The open-plan modern kitchen, dining room and lounge are airy with plenty of natural light. The sloping ceilings add to the feeling of space. These rooms are heated by a heat pump, which will make the house comfortable on cool days. The living areas open onto a deck for outdoor living. The section is fenced, developed with lawns and some raised vegetable gardens and a few shrubs and trees.

I expect that this property will attract a business couple, perhaps working locally or commuting by train. They may, perhaps, have a couple of children attending local schools. I assess the market rent for this property to be in the range \$580-\$600 per week.

Please don't hesitate to call me if you have any questions.

Yours sincerely
QUINOVIC PROPERTY MANAGEMENT Kapiti-Mana



Bernard Parker
Principal