

30 June 2025

Polly Matena-Schaaf  
C/- Be Real Estate  
polly@berealestate.co.nz

**Rental Appraisal  
52 Frances Street, Balclutha**



Dear Polly,

Thank you for allowing me to carry out a rental appraisal for 52 Frances Street, Balclutha.

Step onto the newly built, sun-soaked front deck—an ideal spot to relax at the start or end of the day. Inside, the home boasts high ceilings and a spacious central hallway, creating a welcoming sense of space and light throughout.

There are two generously sized bedrooms, one with a built-in wardrobe—perfect for guests, family, or a home office setup. The master bedroom is a standout feature, offering extra space with an adjoining sunroom that captures all-day sun. This flexible area could serve as a study, nursery, or even a stylish dressing room, enhanced by a charming bay window.

It is in my experience that this property should achieve a rental between \$430.00 and \$480.00 per week.

Should you wish to discuss this appraisal further or look at management options, please do not hesitate to contact myself.

- (a) The report is based on information provided by the Vendor and incorporates no warranty or guarantee as to the accuracy or otherwise of the information which the Vendor has provided*
- (b) The rental estimate is provided on the presumption that the home meets or will meet all legislative requirements under the RTA and other relevant legislation, regulations, and policies.*
- (c) This rental assessment does not claim to be a registered valuation and it should be noted that rental values may change as the market conditions fluctuate.*

Kind regards,



Christine Manning  
Senior Property Manager  
Darling Realty