

30 July 2025

Polly Matena-Schaaf

Be Real Estate

polly@berealestate.co.nz

Rental Appraisal
19 Ascot Street, St Kilda, Dunedin



Dear Polly,

This well-presented three-bedroom home is situated on a flat, easy-care section and will appeal to a wide range of tenants, particularly small families or professionals seeking a tidy and low-maintenance lifestyle.

The property offers a modernised open-plan kitchen with a central island that flows through to the living and dining area. French doors open to a sunny, fully fenced backyard – perfect for outdoor living and secure for children or pets. The home is kept comfortable year-round with a heat pump, and the interior presents well with neutral tones, tidy carpet, and a fresh overall feel. A single garage provides added convenience, along with off-street parking.

Based on comparable lifestyle properties and current market conditions, we would expect the combined dwellings to achieve a weekly rental in the range of **\$560.00 and \$590.00 per week**, depending on lease term and inclusions (such as grounds maintenance)

- (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