

# RENTAL APPRAISAL

**FUSION**  
REAL ESTATE



**14 Cherry Grove, Tuakau**

**Weekly Rent**

**\$520 - \$540**

2  1  1 

Set on a generous 1,106 m<sup>2</sup> section, this well-presented 2-bedroom Lockwood-style home offers a perfect mix of comfort and space. Featuring an open-plan living area, kitchen with dishwasher, and a heat pump for year-round comfort, the home is ideal for couples or small families. Outside, enjoy a large fully fenced section, two garden sheds, a covered carport, and plenty of off-street parking for cars, a boat, or a trailer. Located in a quiet Tuakau cul-de-sac close to schools, shops, and just minutes from SH1 for easy commuting, this property delivers privacy and convenience in one package.

Our rate is at a competitive 5%

What You Can Expect from Us: Thorough Tenant Screening - Reliable, responsible tenants vetted through background and reference checks. Ongoing Property Care - Regular inspections, maintenance management, and detailed reports. Legal Compliance - Your property stays up to date with Healthy Homes and tenancy regulations.

Clear Communication - We keep you informed at every stage, so there are no surprises. Stress-Free Management - From tenant sign-ups to rent collection, we handle it all.

At Fusion, we believe in honest, hands-on management with your best interests at heart. Experience the Fusion difference - where you're more than a client.

*Please note that this appraisal has been compiled with information sourced regarding market rentals at the date of the appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. This appraisal is subject to the property being compliant to the Residential Tenancies Act 1986, Healthy Homes Guarantee Act 2017 and having a Code of Compliance and Minor Dwelling Resource consent if there is a second dwelling on the property. No investigation has been done with regards to the property's legal compliance with any applicable statute or council by-law.*