



# RENTAL APPRAISAL

25 FLEMINGTON AVE, NORTH NEW BRIGHTON, CHRISTCHURCH

**4 bedroom / 2 bathroom / 2 garage     \$700 - \$750 per week**

This spacious home offers flexible living with four double bedrooms (master with ensuite and walk-in-robe), a study, and multiple living areas. Features include an open-plan kitchen/dining with heat pump, a large sunny lounge, HRV system, near-complete double glazing, water filtration, and alarm system. Outdoors, enjoy a north-facing verandah, established gardens, and a double garage. Close to QE2, Waimairi Beach Golf Club, Bottle Lake Forest, and local amenities.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

# Comparable Rentals

1 19A LAKE TERRACE ROAD, BURWOOD, CHRISTCHURCH, 8061



4 2 2 760m<sup>2</sup> 240m<sup>2</sup>  
Age 1990 DOM 12 days Capital Value \$720,000  
Listing Date 27-Aug-25 Distance 2.57km CV Date 01-Aug-22  
Listing Price \$780/week

2 25 BROADHAVEN AVENUE, PARKLANDS, CHRISTCHURCH, 8083

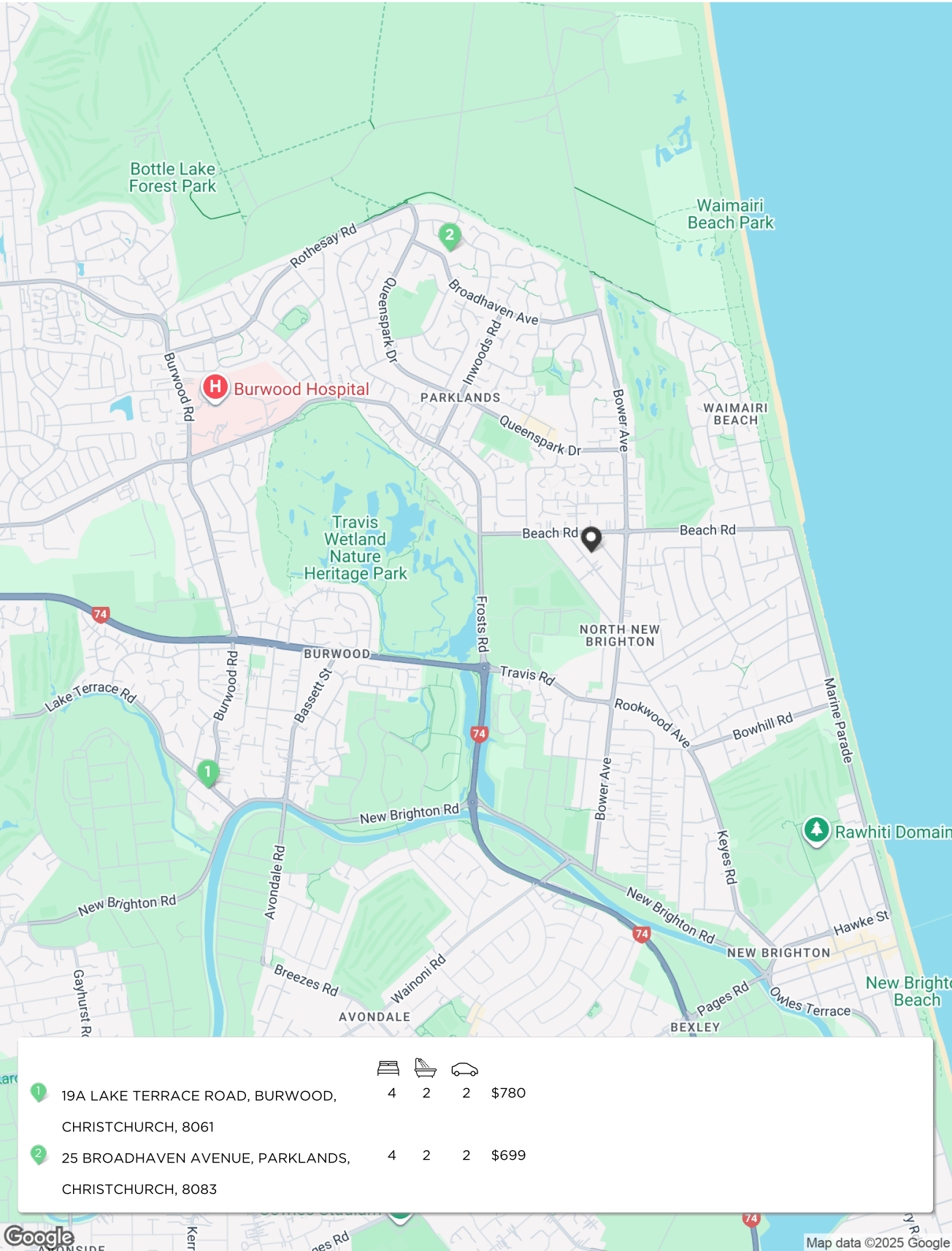


4 2 2 679m<sup>2</sup> 210m<sup>2</sup>  
Age 1990 DOM 11 days Capital Value \$810,000  
Listing Date 28-Aug-25 Distance 1.88km CV Date 01-Aug-22  
Listing Price \$699/week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality



# Comps Map: Rentals



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FRASER FLYNN

# Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

Whether you're ready to get started or just want to ask a few questions, feel free to get in touch — I'm always happy to help.

Look forward to  
hearing from you  
soon,



**Get a Rental Appraisal**



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