



RENTAL APPRAISAL

299 HILLS ROAD, SHIRLEY, CHRISTCHURCH

3 bedroom / 1 bathroom / 1 garage.

\$600 - \$625 per week

Tucked away for privacy and security, this tidy 3-bedroom home offers easy indoor-outdoor living. Enjoy an open-plan kitchen, dining, and lounge with gas cooking, flowing through French doors to a sunny, north-west outdoor area—perfect for summer BBQs. Updated bathroom, heat pump, ventilation system, and good insulation keep things comfortable year-round. There's a separate laundry, single garage plus off-street parking, and a fully fenced section ideal for kids or pets. Conveniently located near Home Base, The Palms, and the city centre.

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

Comparable Rentals

1 1/5 CROSBY STREET, MAIREHAU, CHRISTCHURCH, 8013



3 1 1 - 120m²
 Age 1965 DOM 104 days Capital Value \$425,000
 Listing Date 16-Jun-25 Distance 0.48km CV Date 01-Aug-22
 Listing Price \$550/week

2 607 MADRAS STREET, ST ALBANS, CHRISTCHURCH, 8014



3 1 1 437m² 133m²
 Age 1910 DOM 420 days Capital Value \$630,000
 Listing Date 04-Aug-24 Distance 1.36km CV Date 01-Aug-22
 Listing Price \$630/week

3 608 MADRAS STREET, ST ALBANS, CHRISTCHURCH, 8014



3 1 1 426m² 120m²
 Age 2000 DOM 3 days Capital Value \$700,000
 Listing Date 25-Sep-25 Distance 1.37km CV Date 01-Aug-22
 Listing Price \$670/week

4 225 KNOWLES STREET, ST ALBANS, CHRISTCHURCH, 8052



3 1 1 673m² 110m²
 Age 1940 DOM 40 days Capital Value \$850,000
 Listing Date 19-Aug-25 Distance 1.42km CV Date 01-Aug-22
 Listing Price \$660/week

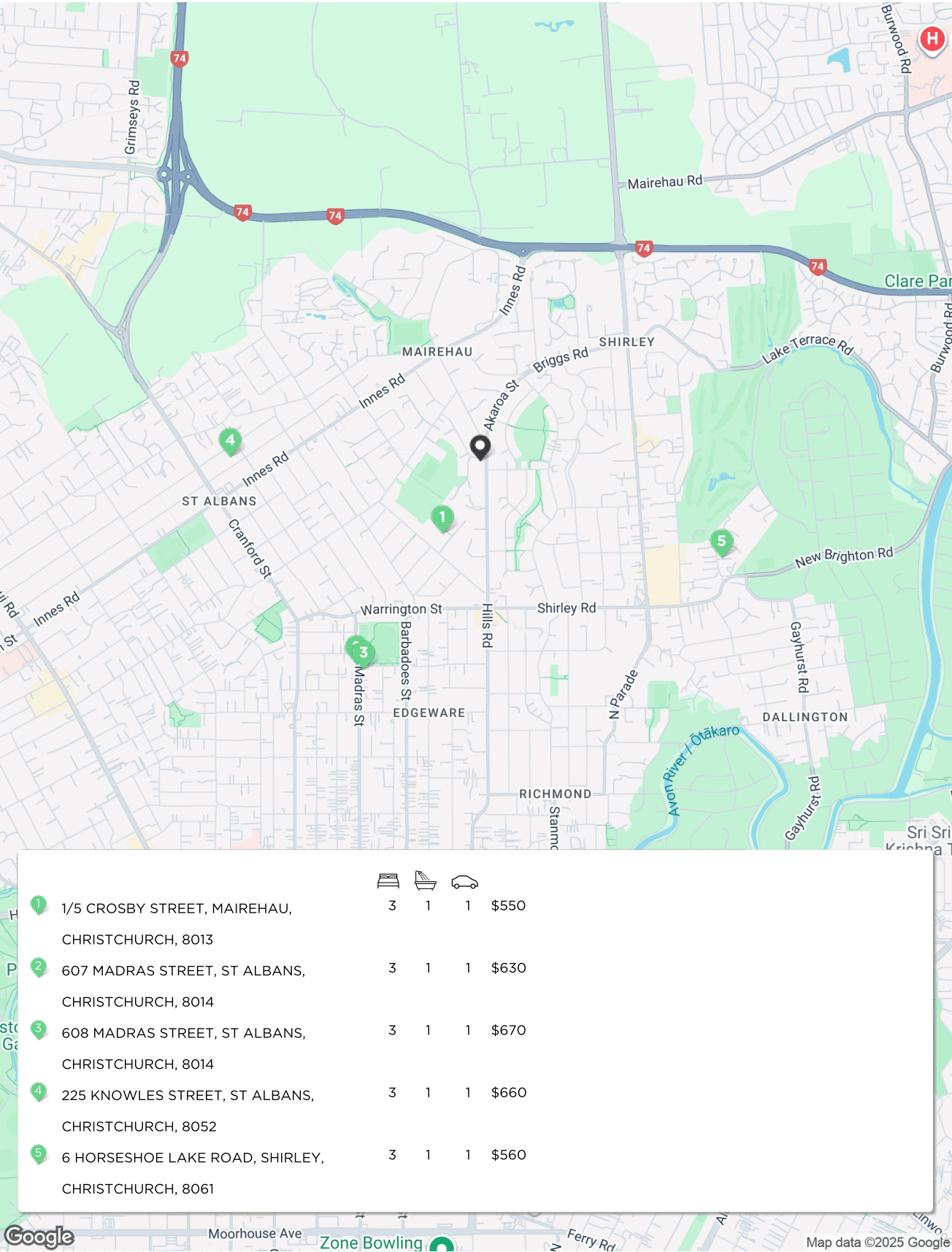
5 6 HORSESHOE LAKE ROAD, SHIRLEY, CHRISTCHURCH, 8061



3 1 1 607m² 107m²
 Age 1950 DOM 13 days Capital Value \$580,000
 Listing Date 15-Sep-25 Distance 1.48km CV Date 01-Aug-22
 Listing Price \$560/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





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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