



RENTAL APPRAISAL

38 VIVIAN STREET, BURWOOD, CHRISTCHURCH

3 bedroom / 1 bathroom / 2 off street

\$620 - \$650 per week

Freshly upgraded throughout, this home offers warmth, quiet living, and modern comfort. Recent improvements include a new roof, cladding, double glazing, insulation, carpet, lighting, paint, and a large new shed, plus a heat pump and updated hot water system. A spacious conservatory adds extra living space, complemented by a good-sized front yard, ample off-street parking, and a separate laundry. Located near Taiora QEII, parks, and riverside walks, and zoned for Waitākiri Primary, Avonside Girls' and Shirley Boys'. A refreshed, easy-living home ready to enjoy.

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

Comparable Rentals

1 7C ALLSTONE PLACE, BURWOOD, CHRISTCHURCH, 8083



3 1 - 799m² 93m²
 Age 2014 DOM 2 days Capital Value \$610,000
 Listing Date 24-Jun-25 Distance 1.54km CV Date 01-Aug-22
 Listing Price \$649/week

2 27 ROOKWOOD AVENUE, NEW BRIGHTON, CHRISTCHURCH, 8083



3 1 - 604m² 100m²
 Age 2014 DOM 7 days Capital Value \$600,000
 Listing Date 26-May-25 Distance 2km CV Date 01-Aug-22
 Listing Price \$620/week

3 33 BELLBROOK CRESCENT, SHIRLEY, CHRISTCHURCH, 8013



3 1 - 597m² 102m²
 Age 1950 DOM 7 days Capital Value \$520,000
 Listing Date 11-Jul-25 Distance 2.64km CV Date 01-Aug-22
 Listing Price \$580/week

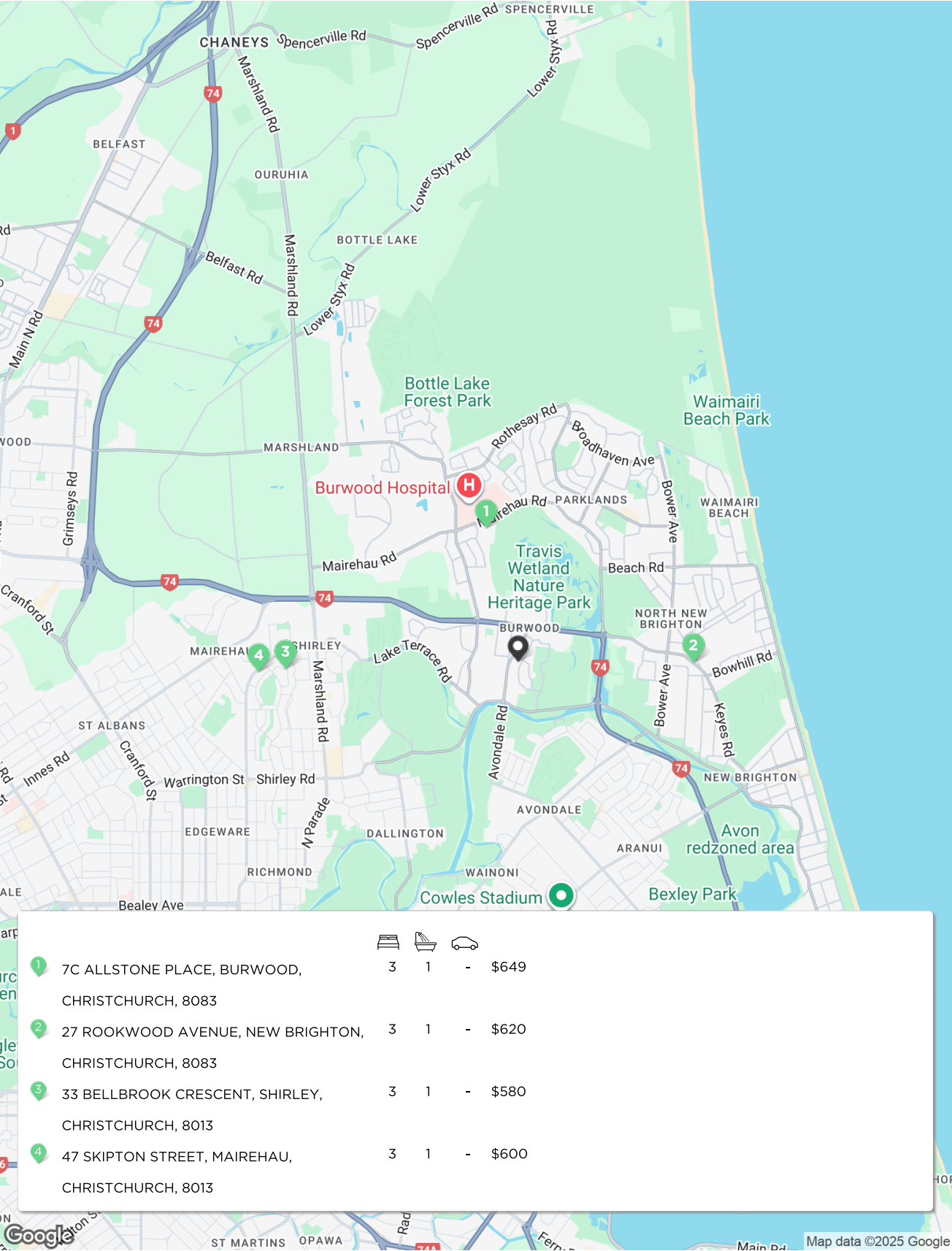
4 47 SKIPTON STREET, MAIREHAU, CHRISTCHURCH, 8013



3 1 - 637m² 100m²
 Age 1950 DOM 3 days Capital Value \$535,000
 Listing Date 25-Jun-25 Distance 2.95km CV Date 01-Aug-22
 Listing Price \$600/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



jackie@fraserflynn.co.nz



021 522 399



fraserflynn.co.nz



facebook.com/fraserflynnpm



@fraserflynnpm

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