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This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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SOLD ON KĀPITI



Investment Property Appraisal November 2025

18a Belvedere Avenue,
Waikanae

Number of Bedrooms: 2, Bathroom: 1, Garaging: 1
120sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for September 2025

Property Type: House

Number of Bedrooms: 2

Lower Quartile
\$580

Median Quartile
\$600

Upper Quartile
\$610

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
96b Belvedere Avenue, Waikanae	Unit	\$575	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in 1975, this home is the same size, with an internal access single garage. The flooring is new, along with new window treatments, and the kitchen and bathroom are modern. Set on an easy care section. Rented July 2025
45 Sylvan Avenue, Waikanae	Unit	\$595	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in 1970, this home is 30sqm smaller, with a detached single garage. With some updates to the home in the past, it is tidy and set on a good sized section with lots of gardens to maintain. Rented October 2025
20a Oriwa Street, Waikanae	Unit	\$610	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in 1975, this home is the same size, with an internal access single garage. The property was fully renovated about 5 years ago, and is in immaculate condition throughout. Set on an easy care front section. Rented by Homely April 2025

Based on current market and comparable properties used by Trade Me, www.realestate.co.nz and REINZ to compare this property, I would consider the current market value to be appraised between:

\$580 - \$610 per week

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$610 per week.
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$580 per week.
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants.
- Please note: you have the final decision on the tenant selection. No tenant will be offered the property without your approval.

Maintenance Needs

Health & Safety: No health and safety concerns.

Maintenance: No maintenance concerns identified.

Compliance: You will need to have a Healthy Home Assessment completed (this includes smoke alarm certificate). We can arrange this on your behalf.

Methamphetamine Testing: You may wish to have this test completed, and we can arrange this on your behalf also. Check your insurance policy to see whether they require it under any benefit you may receive for decontamination.

Presentation Improvements

The property is ready for marketing.

Further Notes

Located in a great area, close to shopping, good schools, the pools, playgrounds, the markets, and public transport, the property will be sure to appeal to a single person, couple, flat mates, or small family. I would advertise the property with a maximum number of tenants as three (3).

With modern updates throughout, this cosy and warm home with great sized rooms, functional layout, and good storage, is complemented by a surprisingly large, fully fenced garden, filled with fruit trees, an awesome lawn, and easy care gardens.



homely.nz

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