

RENTAL APPRAISAL

FUSION
REAL ESTATE



31 Waimanawa Lane
Weekly Rent \$490- \$510

2 Bed - 1 Bath - Single Garage

Discover relaxed, easy living in this beautifully presented two bedroom unit, tucked away in a peaceful corner of Waiuku. Ideal for retirees or those looking to downsize, this low maintenance home offers comfort, convenience, and long term value in a friendly community setting.

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.

Appraisal date - 28th November 2025