

Rental Appraisal*



TO WHOM IT MAY CONCERN

13th January 2026

75 Fourth Avenue, Woodhill, Whangarei

Centrally located 3-bedroom home.

Property location

This property is situated in a popular location within close proximity to the city centre and not far from the Hospital.

Property features

- 3 bedrooms
- 1 bathroom
- 2 toilets
- Heatpump
- Enclosed carport
- Off Street Parking
- Deck
- Dishwasher

Ideal tenant profile

The property will attract strong interest from professional families who will enjoy the benefits of living close to local amenities and schools within the area.

Financial considerations

- Rental Range: \$620.00 - \$640.00 per week
- Plan on occupancy of 50 weeks per year
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

Market Comparisons

Fourth Avenue, inferior, \$600 per week, currently tenanted
Fourth Avenue, superior, \$660.00 per week, currently tenanted
Silver Fern Way, inferior, \$580.00 per week, currently tenanted
Cooke Street, inferior, \$600.00 per week, currently tenanted
Western Hills Drive, similar, \$640.00 per week, currently tenanted

This appraisal is based on the property being compliant with the healthy homes act and WDC.

Yours sincerely

Andrea Phelan

General Manager

Quinovic Property Management Whangarei

'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability or the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.'