

RENTAL APPRAISAL



SUE & DAMIEN

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ownrealestate.co.nz

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OWN
REAL ESTATE

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**25A Punga Grove Avenue,
Riverside**

Prepared for:

OWN Real Estate

Prepared on:

30 Jan 2026

Bedrooms : **5**

Floorplan : **430sqm**

Bathroom : **4**

Exterior : **Brick, Linear and Block**

Description:

Elevated above the Town Basin, this substantial home enjoys sweeping city views while remaining private and sun-filled. Designed for space and versatility, it features a self-contained apartment and additional bedroom on the lower level, alongside an impressive basement garage and workshop. Upstairs offers generous living with three bedrooms, two bathrooms, multiple living areas and a modern kitchen, all oriented to maximise light and outlook. With major upgrades including a new roof, updated cladding and joinery, and a prime position bordering bush reserve just minutes from the city, this is a solid, well-maintained home.

Some work may be required to bring the home up to Healthy Homes compliance, along with the completion of some redecoration and renovations.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to

ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

If you need any further advice we look forward to being of assistance.

\$1,200-\$1,500 Whole house per week \$400-\$420 Flat only per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.



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