

Rental Appraisal*



TO WHOM IT MAY CONCERN

12th February 2026

16 Elm Place, Tikipunga, Whangarei

Property location

This property is situated within walking distance to local schools, shopping centre and parks.

Property features

- 3 bedrooms
- 2 bathrooms
- Dishwasher
- Heatpump
- Deck
- Double Garage

Ideal tenant profile

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

Financial considerations

- Rental Range: \$660.00 - \$690.00 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

- Dunstan Ave, superior, \$700.00 per week, currently tenanted
- Corks Road, similar, \$680.00 per week, currently tenanted
- Corks Road, inferior, \$620.00 per week, currently tenanted
- Timara Avenue, superior, \$680.00 per week, currently tenanted

This appraisal is based on comparisons we have conducted with similar properties we are currently managing, advertising and the current rental levels that are being achieved in Whangarei and surrounds. There is good enquiry from prospective tenants looking for long term housing in Whangarei.

This appraisal is subject to the property being compliant with the Healthy Homes Act and WDC for renting properties in New Zealand.

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.*

Disclosure: A staff member of Olive Tree holds financial interest in Quinovic

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