

# Rental Appraisal\*



TO WHOM IT MAY CONCERN

16<sup>th</sup> February 2026

## 135 Corks Road, Tikipunga, Whangarei

### 3-bedroom, 1 bathroom family home

#### Property location

This property is situated in an affordable residential location within walking distance to local schools and shops.

#### Property features

- 3 bedrooms
- 1 bathroom
- Heatpump
- Double garage

#### Ideal tenant profile

The property will attract strong interest from families who will enjoy the benefits of local amenities and schools in 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

Corks Road, similar, \$660.00 per week, currently tenanted  
Kiripaka Road, inferior, \$620.00 per week, currently tenanted  
Meadow Park Crescent, similar, \$650.00 per week, currently tenanted

This appraisal is based on the property being a compliant dwelling with Whangarei District Council and also compliant with the healthy homes act.

Yours sincerely

Andrea Phelan

**PRINCIPAL**

**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**

7A First Avenue, Whangarei 0140

t: 09 283 9873 m: 022 493 5106 e: [andrea@quinovic-whangarei.co.nz](mailto:andrea@quinovic-whangarei.co.nz) [www.quinovic.co.nz/whangarei](http://www.quinovic.co.nz/whangarei)