



# RENTAL APPRAISAL

148 HOON HAY ROAD, HOON HAY, CHRISTCHURCH

**2 bedroom / 1 bathroom / 1 garage**

**\$500 - \$550 per week**






Approx. 100sqm townhouse offering two good-sized bedrooms, a central bathroom, and a spacious living area. Sliding doors open to a low-maintenance garden space ideal for outdoor seating or plants. Includes a single garage for secure parking and storage. Conveniently located with easy access to the Port Hills, nearby public transport, and a short drive to Barrington Mall for everyday shopping.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

## Comparable Rentals






1 85B HOON HAY ROAD, HOON HAY, CHRISTCHURCH, 8025



 2  1  1  521m<sup>2</sup>  79m<sup>2</sup>  
 Age 2000 DOM 4 days Capital Value \$620,000  
 Listing Date 21-Mar-26 Distance 0.59km CV Date 01-Aug-25  
 Listing Price \$520/week






2 3/265 LYTTTELTON STREET, SPREYDON, CHRISTCHURCH, 8024



 2  1  1  98m<sup>2</sup>  71m<sup>2</sup>  
 Age 2022 DOM 22 days Capital Value \$580,000  
 Listing Date 03-Mar-26 Distance 0.82km CV Date 01-Aug-25  
 Listing Price \$519/week






3 45A ROBERTA DRIVE, SOMERFIELD, CHRISTCHURCH, 8024



 2  1  1  -  120m<sup>2</sup>  
 Age 1960 DOM 13 days Capital Value \$500,000  
 Listing Date 12-Mar-26 Distance 0.89km CV Date 01-Aug-25  
 Listing Price \$550/week

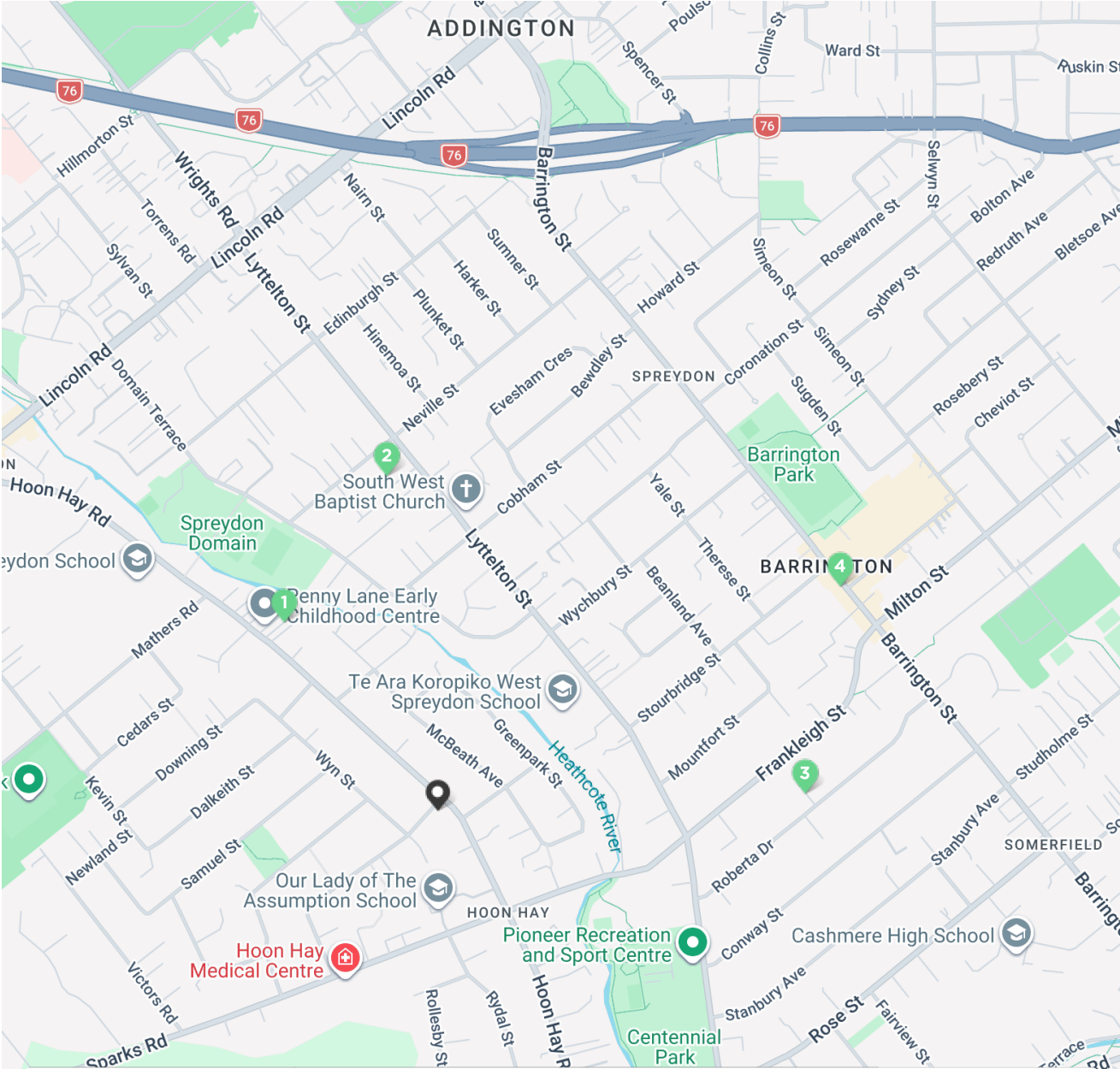
4 245A BARRINGTON STREET, SPREYDON, CHRISTCHURCH, 8024



 2  1  1  255m<sup>2</sup>  83m<sup>2</sup>  
 Age 2023 DOM 30 days Capital Value \$660,000  
 Listing Date 23-Feb-26 Distance 1.11km CV Date 01-Aug-25  
 Listing Price \$570/week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comps Map: Rentals



1 85B HOON HAY ROAD, HOON HAY, CHRISTCHURCH, 8025	2	1	1	\$520
2 3/265 LYTTTELTON STREET, SPREYDON, CHRISTCHURCH, 8024	2	1	1	\$519
3 45A ROBERTA DRIVE, SOMERFIELD, CHRISTCHURCH, 8024	2	1	1	\$550
4 245A BARRINGTON STREET, SPREYDON, CHRISTCHURCH, 8024	2	1	1	\$570

Google Map data ©2026 Google  
 \* This data point was edited by the author of this CMA and has not been verified by Cotality

FRASER FLYNN

# Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

Whether you're ready to get started or just want to ask a few questions, feel free to get in touch – I'm always happy to help.


Look forward to hearing from you soon,

*Jackie*



**Get a Rental Appraisal**

 [jackie@fraserflynn.co.nz](mailto:jackie@fraserflynn.co.nz)

 021 522 399

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