



# RENTAL APPRAISAL

3 LEXINGTON PLACE, SHIRLEY, CHRISTCHURCH

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

**- \$750 - \$775 per week**

This generous two-story home in the heart of Shirley spans 250 m<sup>2</sup>, offering 5 bedrooms and 1 bathroom, ideal for families seeking comfort and space. With ample living areas, there's room for everyone to enjoy. The property is conveniently located just a short drive from The Palms Shopping Centre and close to Christchurch Golf Club, making it perfect for both everyday living and leisure. Its size, layout, and central location make this home a great rental opportunity in a popular suburb.

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

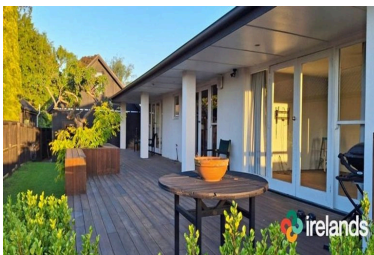
## Comparable Rentals

### 1 15 LAGUNA GARDENS, SHIRLEY, CHRISTCHURCH, 8052



4 1 2 684m<sup>2</sup> 273m<sup>2</sup>  
 Age 2000 DOM 449 days Capital Value \$880,000  
 Listing Date 19-Aug-24 Distance 0.85km CV Date 01-Aug-25  
 Listing Price \$720/week

### 2 479 HILLS ROAD, MARSHLAND, CHRISTCHURCH, 8051



4 1 2 756m<sup>2</sup> 170m<sup>2</sup>  
 Age 1963 DOM 2 days Capital Value \$820,000  
 Listing Date 06-Nov-25 Distance 1.35km CV Date 01-Aug-25  
 Listing Price \$720/week

### 3 6 SECLUSION LANE, PARKLANDS, CHRISTCHURCH, 8083



4 1 2 489m<sup>2</sup> 195m<sup>2</sup>  
 Age 2000 DOM 7 days Capital Value \$800,000  
 Listing Date 29-Jan-26 Distance 1.93km CV Date 01-Aug-25  
 Listing Price \$700/week

### 4 79 TRAVIS COUNTRY DRIVE, BURWOOD, CHRISTCHURCH, 8083



5 1 2 896m<sup>2</sup> 280m<sup>2</sup>  
 Age 2000 DOM 13 days Capital Value \$870,000  
 Listing Date 24-Jan-26 Distance 2.24km CV Date 01-Aug-25  
 Listing Price \$895/week

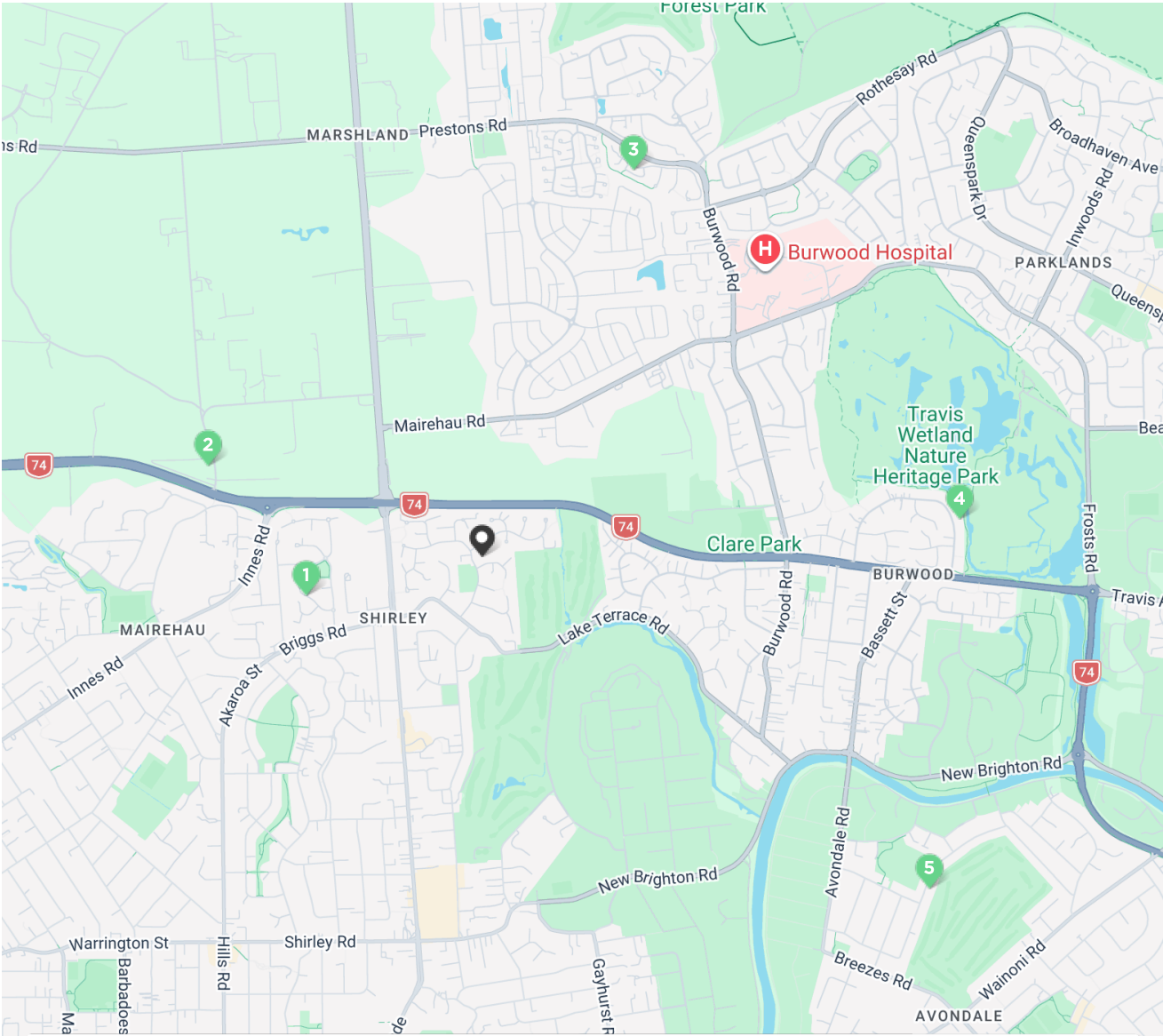
### 5 42 WARATAH STREET, AVONDALE, CHRISTCHURCH, 8061



4 1 2 615m<sup>2</sup> 144m<sup>2</sup>  
 Age 1970 DOM 7 days Capital Value \$660,000  
 Listing Date 26-Nov-25 Distance 2.61km CV Date 01-Aug-25  
 Listing Price \$680/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 15 LAGUNA GARDENS, SHIRLEY, CHRISTCHURCH, 8052	4	1	2	\$720
2 479 HILLS ROAD, MARSHLAND, CHRISTCHURCH, 8051	4	1	2	\$720
3 6 SECLUSION LANE, PARKLANDS, CHRISTCHURCH, 8083	4	1	2	\$700
4 79 TRAVIS COUNTRY DRIVE, BURWOOD, CHRISTCHURCH, 8083	5	1	2	\$895
5 42 WARATAH STREET, AVONDALE, CHRISTCHURCH, 8061	4	1	2	\$680

\* 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

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