



RENTAL APPRAISAL

241 LAKE TERRACE ROAD, BURWOOD, CHRISTCHURCH

3 bedroom / 1 bathroom / 2 garage - **\$650 - \$670 per week**

Three-bedroom home with natural timber floors through the kitchen, laundry and hallway, plus a renovated bathroom with tiled shower and bath. French doors open to a north-facing deck, while a wood burner, two heat pumps and DVS system keep the home warm and dry year-round. Outside, a powered standalone cabin offers ideal work-from-home or hobby space, and the separate double garage includes a workshop, mechanic's pit and 15-amp power. Set on a generous 809m² freehold section.

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

Comparable Rentals

1 33 YELLOWSTONE CRESCENT, BURWOOD, CHRISTCHURCH, 8083



3 1 2 577m² 130m²
 Age 1980 DOM 2 days Capital Value \$630,000
 Listing Date 28-Oct-25 Distance 0.71km CV Date 01-Aug-25
 Listing Price \$639/week

2 176 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH, 8061



3 1 2 612m² 110m²
 Age 1960 DOM 7 days Capital Value \$640,000
 Listing Date 17-Mar-26 Distance 0.41km CV Date 01-Aug-25
 Listing Price \$640/week

3 1A AMOS PLACE, SHIRLEY, CHRISTCHURCH, 8061



3 1 2 537m² 156m²
 Age 2014 DOM 6 days Capital Value \$610,000
 Listing Date 14-Apr-26 Distance 0.78km CV Date 01-Aug-25
 Listing Price \$650/week

4 18 CLEARBROOK STREET, SHIRLEY, CHRISTCHURCH, 8052



3 1 2 615m² 103m²
 Age 1960 DOM 37 days Capital Value \$590,000
 Listing Date 01-Oct-25 Distance 0.96km CV Date 01-Aug-25
 Listing Price \$600/week

5 317 HILLS ROAD, MAIREHAU, CHRISTCHURCH, 8013








3 1 2 761m² 103m²
 Age 1940 DOM 7 days Capital Value \$620,000
 Listing Date 19-Feb-26 Distance 1.37km CV Date 01-Aug-25
 Listing Price \$620/week

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

Comparable Rentals

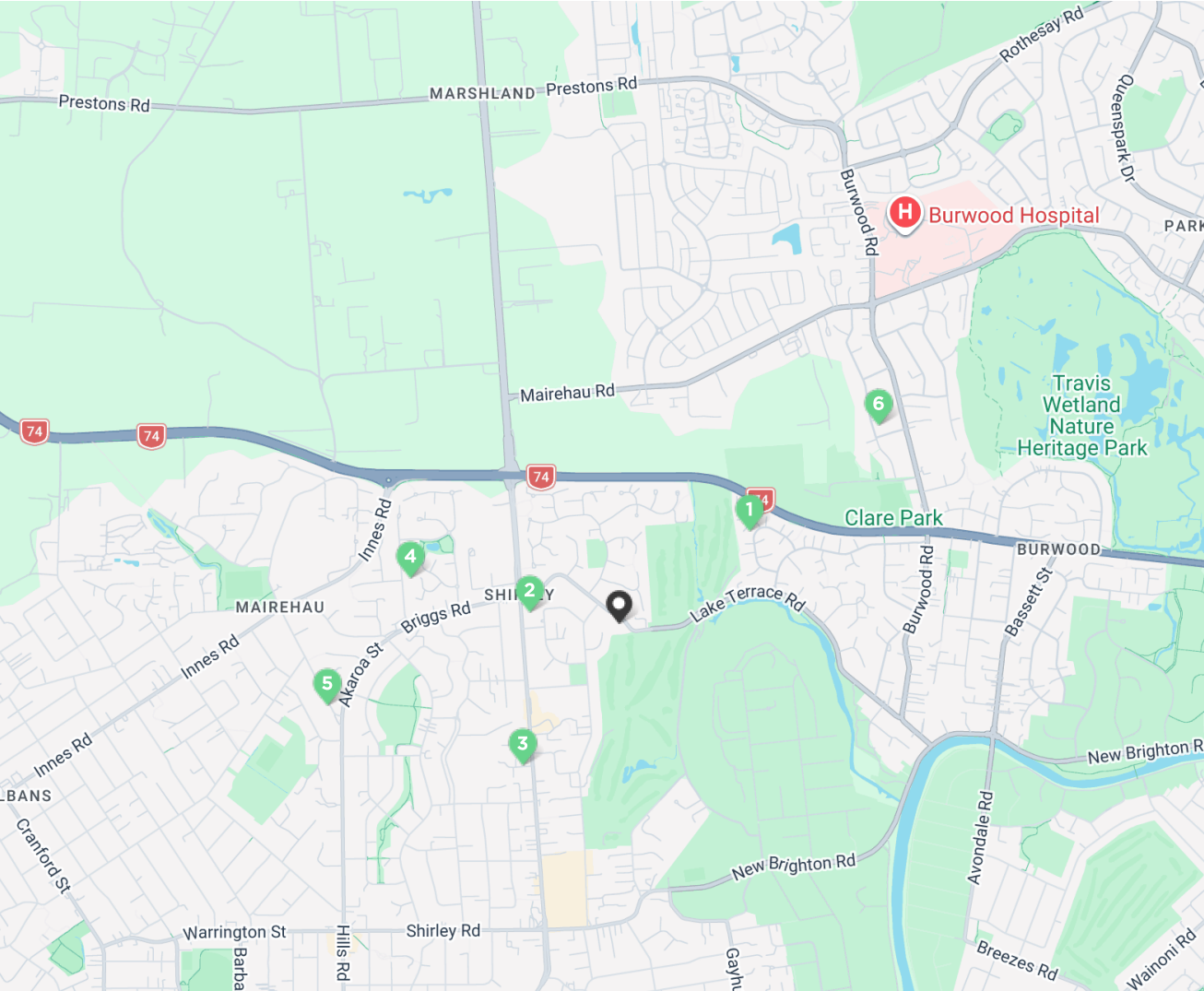
6 28 GREENHAVEN DRIVE, BURWOOD, CHRISTCHURCH, 8083



 3	 1	 2	 607m ²	 90m ²
Age	1960	DOM	7 days	Capital Value \$660,000
Listing Date	26-Nov-25	Distance	1.46km	CV Date 01-Aug-25
Listing Price	\$640/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 33 YELLOWSTONE CRESCENT, BURWOOD, CHRISTCHURCH, 8083	3	1	2	\$639
2 176 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH, 8061	3	1	2	\$640
3 1A AMOS PLACE, SHIRLEY, CHRISTCHURCH, 8061	3	1	2	\$650
4 18 CLEARBROOK STREET, SHIRLEY, CHRISTCHURCH, 8052	3	1	2	\$600
5 317 HILLS ROAD, MAIREHAU, CHRISTCHURCH, 8013	3	1	2	\$620
6 28 GREENHAVEN DRIVE, BURWOOD, CHRISTCHURCH, 8083	3	1	2	\$640

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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