



Investment Property Appraisal May 2026

9 Kaiwaru Place,
Waikanae

Number of Bedrooms: 3, Bathroom: 2, Garaging: 1
Built 2022
164sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for March 2026

Property Type: House

Number of Bedrooms: 3

Lower Quartile

\$650

Median Quartile

\$655

Upper Quartile

\$700

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
194a Te Moana Road, Waikanae	House	\$720	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 2021, this home is 31sqm smaller and is set on a low maintenance back section. It is finished neutrally throughout with the same amenities and a double internal access garage. Rented January 2026
33 Matenga Street, Waikanae	House	\$725	Bedroom: 3 Bathroom: 2 Garaging: 2	Built in 2021, this home is 31sqm smaller and is set on a low maintenance section. Finished with standard fixtures & fittings throughout, the property has a double internal access garage. Listed for rent January 2026
5 Mahia Lane, Waikanae	House	\$750	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 2017, this home is about the same size. Fitted throughout with standard fixtures & fittings, the property is decorated neutrally and has a flat, easy care section to enjoy. Rented April 2026

Based on current market and comparable properties used by Trade Me, www.realestate.co.nz and REINZ to compare this property, I would consider the current market value to be appraised between:

\$740 - \$780 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$780 per week.
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$740 per week.
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants.
- Please note: you have the final decision on the tenant selection. No tenant will be offered the property without your approval.

Maintenance Needs

Health & Safety: No health and safety concerns

Maintenance: No maintenance concerns identified

Compliance: You will need to have a Healthy Home Assessment completed (this includes smoke alarm certificate). We can arrange this on your behalf.

Methamphetamine Testing: You may wish to have this test completed, and we can arrange this on your behalf also. Check your insurance policy to see whether they require it under any benefit you may receive for decontamination.

Presentation Improvements

Recommendations:

- Property is very well presented—no recommendations.

Further Notes

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.

This lovely property has been rented by Homely since February 2025. Interest was very strong due to the high spec finishes, easy care section, and location.

This home is located in a wonderful spot, close to playgrounds, the local pools, and an easy drive or walk to shops, plus being accessible to great schools.

With calm surrounds, private outdoor entertaining, plus additional office space & convenient internal access garage, the right tenant will be able to move in, relax, and have their weekends free to enjoy all that Kapiti has to offer.



About Rachael

With over a decade on the Kāpiti Coast and a career shaped by international experience in Australia and the UK, Rachael brings a calm, capable, and highly organised approach to property management. Her 20+ years as an insurance broker honed the attention to detail, clear communication, and client-first mindset that now define her work with owners and tenants alike.

Fully qualified with the New Zealand Certificate in Residential Property Management (Level 4), Rachael combines up-to-date legislative knowledge with a warm, personable style that puts people at ease. Clients consistently describe her as proactive, reliable, and exceptionally thorough — someone who genuinely cares about protecting their investment while maintaining fair, respectful relationships with tenants.

Known for her polished communication and steady professionalism, Rachael manages a capped portfolio to ensure every client receives the time, care, and responsiveness they deserve. Whether navigating compliance, coordinating maintenance, or guiding owners through regulatory changes, she brings clarity and confidence to every step.

Outside of work, Rachael enjoys time with family and friends, supporting her daughter's activities, and making the most of the Kāpiti lifestyle — from local walks to community events and everything in between.



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