

# RENTAL APPRAISAL

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**SUE & DAMIEN**

021 793 822 | 021 387 345

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# Rental Appraisal\*



TO WHOM IT MAY CONCERN

10<sup>th</sup> June 2026

## 4 High Oaks Way, Avenues, Whangarei

4-bedroom, 2-bathroom standalone house

### Property location

A peaceful, elevated Whangarei location offering privacy, security and a quiet gated-community lifestyle just minutes from town.

### Property features

- 2010s built home
- 4 bedrooms
- 2 bathrooms
- Open plan living
- Modern kitchen
- Gated community

### Ideal tenant profile

The property will attract strong interest from growing families, professional couples or remote workers and downsizers/retirees seeking secure, low-maintenance living within a gated community.

### Financial considerations

- Rental Range: \$770.00 - \$790.00 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

Cross Street, superior, \$750.00 per week, currently tenanted

Erskine Road, similar, \$800 per week, currently listed

Pukenui Estate, superior, \$785.00 per week, currently tenanted

Highfield Way, superior, \$800 per week currently listed

This appraisal is based on comparisons we have conducted with similar properties we are currently managing, advertising and the current rental levels that are being achieved in Whangarei and surrounds. There is good enquiry from prospective tenants looking for long term housing in Whangarei.

This appraisal is based on the property being compliant with the Healthy Homes Act and government regulations for renting properties in NZ.

Yours sincerely

Shane Trow

Property Manager

Quinovic Property Management Whangarei

62 Bank Street, 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)

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