

Rental Appraisal*



TO WHOM IT MAY CONCERN

16th July 2026

11 Spedding Road, Tikipunga, Whangarei

4 Bedroom, 1 Bathroom Family Home

Property location

This property is situated in a fantastic family orientated location within walking distance to local schools and shops. The property is on the local bus route and near the bypass for easy commute north and south.

Property features

- 4 bedrooms
- 1 bathroom
- Heatpump
- Double garage
- Fully fenced
- Large section

Ideal tenant profile

The property will attract strong interest from families who will enjoy the benefits of their own space and living close to local amenities and schools within the area.

Financial considerations

- Rental Range: \$630.00 - \$650.00 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

Kiripaka Road, inferior, \$620.00 per week, currently tenanted
Spedding Road, inferior, \$600.00 per week, currently tenanted
Kiripaka, similar, \$630.00 per week, currently tenanted
Cobham Place, superior, \$660.00 per week, currently tenanted

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 also subject to the property being compliant with the Healthy Homes Act and WDC.

Yours sincerely

Andrea Phelan

PRINCIPAL

Quinovic Property Management Whangarei

'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability or the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.'

7A First Avenue, Whangarei 0140

t: 09 283 9873 m: 022 493 5106 e: andrea@quinovic-whangarei.co.nz www.quinovic.co.nz/whangarei