

Rental Appraisal*



TO WHOM IT MAY CONCERN

16th July 2026

13a Lupton Avenue, Kensington, Whangarei

Property location

This property is located in central Whangarei within walking distance to shops, schools and cafes.

Property features

- 4 bedrooms
- 2 bathrooms
- Heatpump
- Double garage
- Dishwasher
- Deck

Ideal tenant profile

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

Financial considerations

- Rental Range: \$680.00 - \$700 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

- Oranga Road, superior, \$830 per week, currently tenanted
- Dinniss Avenue, superior, \$720 per week, currently tenanted
- Kamo Road, inferior, \$640 per week, currently tenanted

This appraisal is based on the property being compliant with the Healthy Homes Act and WDC.

If you have any questions or require clarification, please don't hesitate to contact me.

Yours sincerely

Andrea Phelan

Principal

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

Disclosures: A staff member of Olive Tree holds financial interest in Quinovic.