Investment *Property Appraisal* September 2026

8 Ngarara Road,
Waikanae

Number of Bedrooms: 4, Bathroom: 3, Garaging: 2
Built 2011
349sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for June 2026
Property Type: House
Number of Bedrooms: 4

Lower Quartile	Median Quartile	Upper Quartile
$600	$720	$825

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
161 Karuhiruhi St, Waikanae	*House*	*$900*	*Bedroom: 4 Bathroom: 2 Garaging: 2*	*Built in 2024, this property is 100sqm smaller. A brick and tile build set on one level, it is in excellent condition throughout, and features a butlers pantry, flat section, and the gardens are taken care of by the owner. Rented January 2026 by Homely*
79 Kotare St, Waikanae	*House*	*$950*	*Bedroom: 4 Bathroom: 2 Garaging: 2*	*Built in 2021, this property is 94sqm smaller. Set across three levels, the home has views across the region at the front and a flat section at the back. Decorated very neutrally, the property is light and bright. Rented November 2025*
1 Stetson Rise, Waikanae	*House*	*$1,200*	*Bedroom: 4 Bathroom: 3 Garaging: 2*	*Built in 2024, this home is 36sqm smaller. This executive property is beautifully finished with high spec fixtures & fittings. Enjoys views to the Island. Rented September 2025*
35 Paetawa Road, Peka Peka	*House*	*$1,200*	*Bedroom: 4 Bathroom: 3 Garaging: 2*	*Built in 2020, this home is 97sqm smaller. It is in excellent condition through, with two living areas, high tech features, and high stud ceilings. Set on a large section, including a spa. Rented by Homely December 2025*

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:

$1,000 - $1,200 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at $1,200 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 in increments of $50 per week until we start to get more interest and enquiry from prospective tenants.
- 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. You have the final decision on the tenant selection. No tenant will be offered the

Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an REINZ accredited agency, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

Further Notes

This rental appraisal has been completed based off plans, photos or an online listing.

Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal.

To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.

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.

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