



Manage For You

PROPERTY MANAGEMENT

RENTAL APPRAISAL FOR:

14 Kauika Road, Avenues



14 Kauika Road, Avenues

Thank you for the opportunity to provide our rental assessment over the above-named property.

Current Relevant Listed Properties for Rent

- 94 Grahamtown Road, Onerahi — 3 bed, 1 bath, 2 car — \$585/week
- 78C Valley Road, Hikurangi — 3 bed, 1 bath — \$500/week
- 42A Tauraroa Road, Maungakarama — 3 bed, 2 bath — \$620/week (rural, likely newer/renovated)

Market Rent for Avenues, Whangarei

Please refer to the below table for average rental values across the area

House 01 Jan 2026 – 1 June 2026

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	32	\$465	\$485	\$550
2 bedrooms	69	\$450	\$490	\$530
3 bedrooms	88	\$425	\$550	\$600
4 bedrooms	17	\$460	\$600	\$680

Rental Estimate

It is our considered opinion that the achievable rent for this property, on the current market in the region of **\$530 to \$570 per week.***

**This rental assessment does not propose to be a registered valuation and rental values may change with market fluctuations*

Why Choose Us As Your Property Manager

- **NZQA Level 4 qualified** — New Zealand Certificate in Residential Property Management (Level 4), so your portfolio is managed to a recognised professional standard
- **In-house methamphetamine screening & sampling** (NZQA certified) — faster, more cost-effective contamination testing built into routine inspections, not outsourced to a third party
- **Competitive management fees from 6.5% + GST** — transparent pricing with no hidden add-ons
- **Compliance-first approach** — up to date with the Residential Tenancies Act, Healthy Homes Standards
- **Proactive maintenance coordination** — trusted contractor network to protect your asset and minimise costly repairs
- **Rigorous tenant vetting and selection** — reducing arrears, damage, and turnover risk
- **Regular inspections with detailed reporting** — you always know the condition of your property
- **Responsive communication** — direct access to your property manager, not a call centre
- **Local market knowledge** — accurate rental appraisals and pricing to minimise vacancy periods



**Contact us
for further information
– we're here to help**

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