Comparative Market Analysis



42 DONOVAN ROAD, PARAPARAUMU BEACH, PARAPARAUMU, 5032

Prepared on **9th September 2026**

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Owner
42 Donovan Road
Paraparaumu Beach

There's been some serious work put into 42 Donovan Road. Renovated from top to bottom, this home is fresh, modern, and ready for its next occupants to move straight in and enjoy.

Beautiful timber flooring flows throughout the light-filled open-plan living area, creating a warm and inviting space. The stylish modern kitchen is a standout feature, complete with excellent storage, a built-in pantry, and a separate mudroom/laundry that adds everyday practicality. Ranch sliders open seamlessly onto a sunny deck, extending the living space outdoors and providing the perfect spot to relax or entertain.

Offering three well-proportioned bedrooms, this home is designed with comfortable family living in mind. The contemporary bathroom delivers a real touch of luxury, while insulation and a heat pump ensure warmth and comfort throughout the seasons.

Completing the package is a single garage and easy-care grounds, making this a fantastic option for families, professionals, or investors looking for a move-in-ready property in a great location.

A fantastic opportunity to enjoy the best of Waikanae living in a modern, easy-care home.

Rachel and Gillian who will be looking after the management side of things have a combined 18 years of property management experience on the Kāpiti Coast. They have built strong relationships with reliable, long-term tenants and both manage smaller portfolios, allowing them to give every property the attention it deserves and ensure it is maintained to a high standard.

As an owner, you'll have access to a live portal where you can view rental income, management fees, KCDC water charges, inspection reports, maintenance updates, and all property-related documentation in real time.

This provides complete transparency and makes it easy to keep track of your investment whenever you need to.

Please see below our management rates

• 7% + GST on rent collected

• $45 + GST per routine inspection

• $350 new tenancy fee, which includes the Trade Me listing, viewings, tenant vetting, and first entry inspection

• 10% on any invoices for tradespeople we arrange. You're also welcome to arrange your own tradespeople, who can collect keys from our office. All maintenance decisions remain subject to your approval.

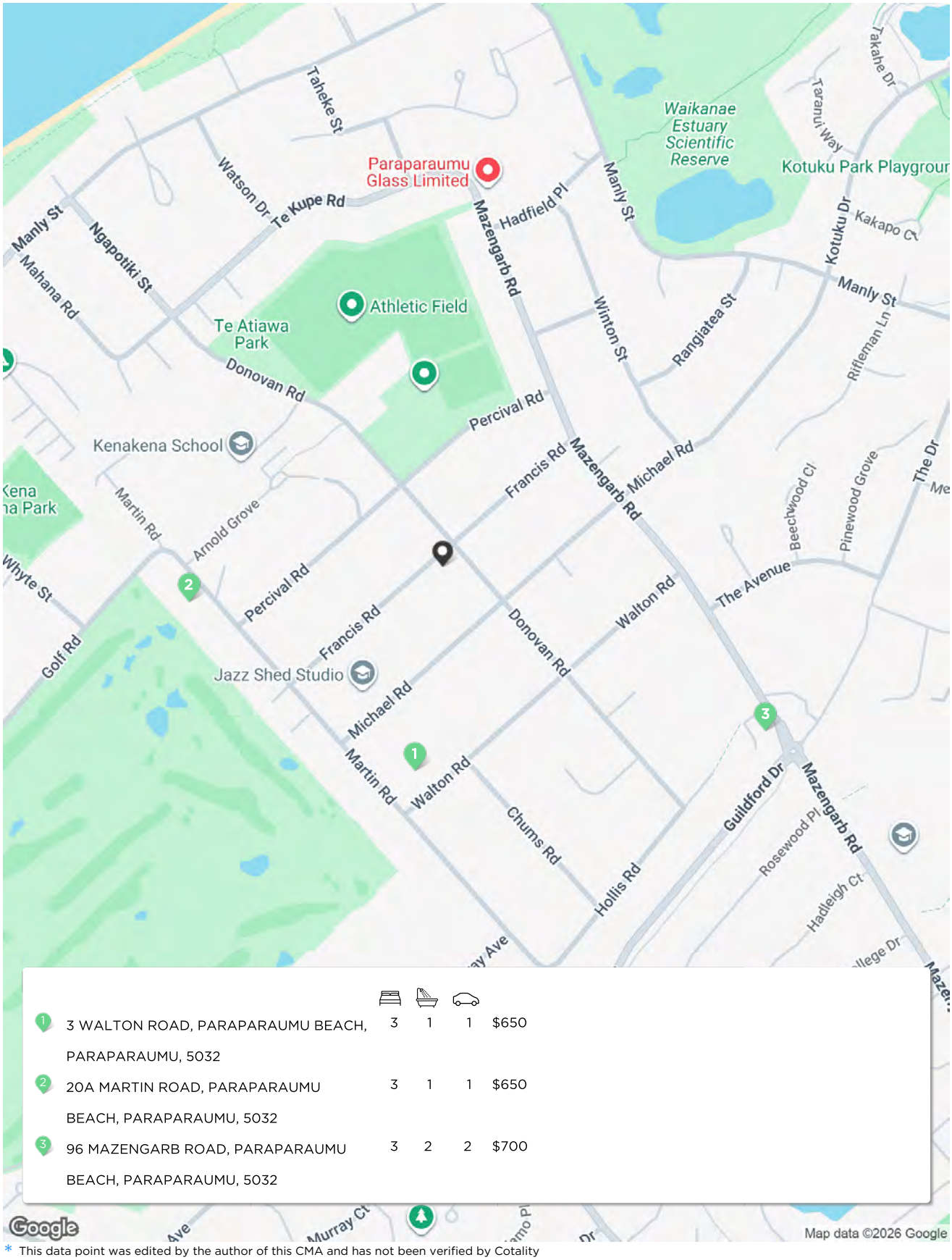
Please don't hesitate to get in touch if you have any questions. We'd love the opportunity to work with you and help make this transition as smooth and stress-free as possible.

Kind regards,

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Comps Map: Rentals



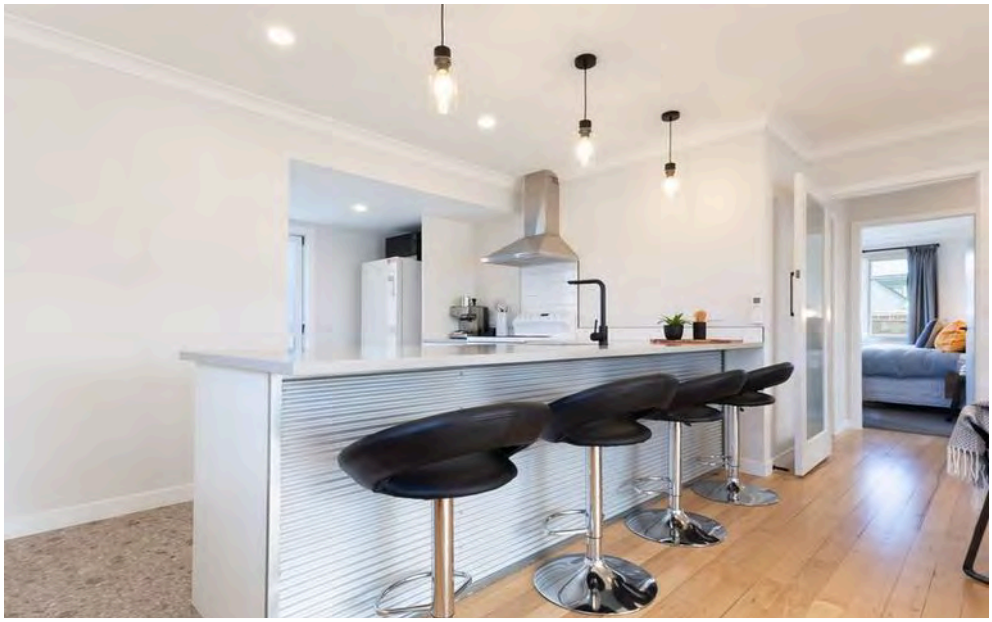
1	3 WALTON ROAD, PARAPARAUMU BEACH, PARAPARAUMU, 5032	3	1	1	$650
2	20A MARTIN ROAD, PARAPARAUMU BEACH, PARAPARAUMU, 5032	3	1	1	$650
3	96 MAZENGARB ROAD, PARAPARAUMU BEACH, PARAPARAUMU, 5032	3	2	2	$700

* This data point was edited by the author of this CMA and has not been verified by Cotality

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Summary

42 DONOVAN ROAD, PARAPARAUMU BEACH,









Appraisal price range
$650-$680

Notes from your agent
Thanks again for allowing us to appraise your beautiful home

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