Rental Appraisal

Date: 10/09/2026



48 North Avon Rd, Richmond, Christchurch

This well-presented, tidy, renovated property built in around 1930 and is in Richmond The property also benefits from open plan kitchen/dining and two separate living areas along with 4 bedrooms. Located close by to parks, walking & cycling track, café's, restaurants and bars, leisure activities, local amenities and within a short commute of the city.

Residence Highlights

- Open plan kitchen / dining with laundry nook (oven, dishwasher)
- Galley style second kitchen
- Conservatory / sunroom
- 2 x Living spaces or additional 5th bedroom for larger families – heat pumps
- 4 x double bedrooms with built in wardrobes
- 2 x Bathrooms – one has bath, shower, vanity and toilet, the other shower, vanity and toilet
- Laundry nook in kitchen
- Fully fenced, easy care and low maintenance landscaped sections
- Ample off Street parking

Ideal Occupier Profile

This property will attract working professionals and families looking for a tidy well-presented renovated older style villa with the ability to have separation, perfect for blended families. The property is situated in the suburb of Richmond, which is close by parks, walking & cycling tracks, café's, restaurants, bars and leisure activities, local amenities and a short commute into the city.

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Indicative Rental Positioning

Expected weekly rent	Unfurnished **$695 - $715** per week
Occupancy allowance	Based on 51 weeks per annum, allowing for one week between tenancies
Maintenance provision	Recommended at 5% of gross rental income
Condition	Tidy & well presented

Our Management Advantage

We add value through proactive management, clear communication and strategic advice.

- Attentive communication with both owners and tenants
- Practical strategies to support stronger rental performance
- Thoughtful guidance for long-term portfolio growth
- Annual rent reviews to maintain market alignment
- Current advice on legislative and compliance changes

Why Clients Choose Us

- More than 20 years' experience in Canterbury and over 30 years nationwide
- Informed guidance across compliance and evolving regulation
- Consistent communication and active oversight of maintenance matters
- Deep local knowledge across Christchurch, North Canterbury and Selwyn
- Backed by New Zealand's largest privately owned residential property management company

Should you wish to discuss this appraisal in more detail, I would be pleased to assist.

Kind regards

Tim Belcher

Tim Belcher
Business Development Manager
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Please note: this appraisal is based on current market information as of 22 May 2026 and is intended as a rental estimate only. Figures may change without notice in response to market conditions and do not constitute a formal valuation. This appraisal remains subject to an on-site inspection before the property becomes available.