

10/08/2026

Rental Appraisal
9 Bittern Road, Te kauwhata

Property Overview

This well-presented 3 Bedroom, 2 bathroom property located at 9 Bittern, Te Kauwhata. A rare opportunity for tenants seeking easy living with generous interior space and peaceful surroundings. This home is ideal for small families or professionals looking to escape the bustle while still being within commuting distance to key hubs.

Market Comparison & Appraisal Based on:

- Current rental listings in Te Kauwhata
- Comparable 3 bedroom 2 bathroom homes in Te Kauwhata
- Current demand levels

RECOMMENDED RENTAL RANGE: $650 PER WEEK

What Happens After You List Your Property With Fusion Real Estate

We make the process simple, transparent, and stress-free. Here's exactly what to expect:

STEP 1: PROPERTY APPRAISAL FINALISATION & PAPERWORK

- We confirm the rental appraisal and discuss your expectations.
- You sign a Management Authority Agreement (outlining terms, fees, and your preferences).
- We collect key details: chattels list, insurance info, Healthy Homes compliance status, etc.

STEP 2: PROPERTY PREPARATION

- We advise on any improvements or staging needed to maximise rent.
- Arrange professional photography done in house by Kirsten free of charge and create a compelling listing.
- If needed, we can coordinate cleaning, lawns, maintenance, or Healthy Homes checks.
- Goal: Make the home market-ready for top-tier tenants.

STEP 3: MARKETING & ADVERTISING

- Your listing goes live on major rental platforms (Trade Me, realestate.co.nz, social media, our website).
- Eye-catching photos, detailed descriptions, and location highlights are featured.
- We manage all enquiries and open homes/private viewings.

Timeframe: Within 24–48 hours of listing approval

STEP 4: TENANT SCREENING & SELECTION

- Comprehensive background checks including:
  - Credit history
  - Tenancy Tribunal records
  - Income verification
  - References from previous landlords
- We present you with qualified applicants and our recommendation.

You approve the final tenant selection.

STEP 5: TENANCY AGREEMENT & MOVE-IN

- We prepare the Residential Tenancy Agreement, bond lodgement, and first rent invoice.
- Collect 4 weeks bond and 1–2 weeks rent in advance.
- Conduct a full entry inspection report with photos (shared with tenant and landlord).
- Keys handed over and tenant moves in.

Move-in time: Typically within 1–2 weeks of application approval.

STEP 6: ONGOING PROPERTY MANAGEMENT

- We take care of everything, including:
- Rent collection
- Routine inspections (every 3 months)
- Maintenance coordination
- Regular communication with you
- You stay informed, but hands-free.

STEP 7: LEASE RENEWALS & REVIEWS

- We conduct annual rent reviews to keep your return competitive.
- Handle lease renewals, tenant notices, or re-listing as needed.
- You're notified before any major decisions are made.

YOU'RE IN SAFE HANDS

With Fusion Real Estate, your rental investment is protected, profitable, and professionally managed with care, communication, and results.

At Fusion, we believe in honest, hands-on management with your best interests at heart. Experience the Fusion difference - where you're more than a client.

Please note that this appraisal has been compiled with information sourced regarding market rentals at the date of the appraisal.

As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income.

This appraisal is subject to the property being compliant to the Residential Tenancies Act 1986, Healthy Homes Guarantee Act 2017 and having a Code of Compliance and Minor Dwelling Resource consent if there is a second dwelling on the property.

No investigation has been done with regards to the property's legal compliance with any applicable statute or council by-law.

Let’s make it happen.

KIRSTEN ANDERSON
kirsten@fusionrealestate.co.nz
022 087 7354

AIDAN PICOT
aidan@fusionrealestate.co.nz
022 015 2427

Powered by Ownly Ltd. Licensed REAA 2008