

RENTAL APPRAISAL

3 North Avenue, Mangawhai Heads



Rental Appraisal

4 bed | 2 bath | 1 garage

3 North Avenue, Mangawhai Heads

Golden Circle coastal home with three bedrooms in the main house, a family bathroom, separate powder room and open-plan living opening to a north-facing deck. A separate studio offers a fourth bedroom, its own bathroom, kitchenette and living space. Heat pump, fully fenced section, single garage and off-street parking. Studio use and property condition subject to verification.

Rental details:

Current market value
$740 - $820 per week*

Type
House

Date
22 October 2026

*Please note that these prices are based on the property being Healthy Homes compliant.

Kind regards,

Samantha Grace

021 435 395 | samantha.grace@raywhite.com | Ray White Compass Rentals, Mangawhai

Thank you for the opportunity to provide a rental appraisal for your property.

Disclaimer: This rental appraisal has been prepared for general information purposes only and is based on current market conditions at the time of assessment, which may change over time. While care has been taken in preparing this appraisal, no warranty is given as to its accuracy, completeness, or reliability. This assessment has been prepared on the assumption that the property complies, or will comply at the commencement of any tenancy, with the Residential Tenancies Act 1986, Healthy Homes Standards 2019, and all relevant building and regulatory requirements applicable to residential tenancy use. This appraisal does not constitute legal, financial, insurance, or investment advice, and interested parties should obtain independent professional advice where required. No liability is accepted for any loss or damage arising from reliance on this appraisal or the information contained within it.



OUR PROPERTY MANAGEMENT NETWORK

Local Knowledge. Wider Coverage.

TWO LOCAL BRANDS. ONE PROFESSIONAL TEAM.

Bogue Property Management
Trusted property management services throughout Warkworth, Snells Beach, Matakana, Omaha, Wellsford, Kaipara Flats, and surrounding Rodney areas.

Compass Rentals
Specialised property management services throughout Mangawhai, Mangawhai Heads, Kaiwaka, Maungaturoto, and surrounding areas.

Together, we share the same people, systems, values and commitment to exceptional service.

WE MANAGE: RESIDENTIAL | LIFESTYLE | COASTAL | RURAL

Local Experts
Knowledge of local markets and communities.

Wider Coverage
One team servicing Rodney through to Mangawhai.

Protecting Your Investment
Strong processes, inspections and compliance.

Legislative Expertise
Up-to-date tenancy legislation and best practice.

Team Support
Backup and shared expertise behind every property.

Award-Winning Systems
Proven systems delivering consistent results.

Clear Communication
Proactive updates and responsive service.

Quality Tenant Selection
Professional marketing and careful screening.

Because your property deserves local expertise backed by proven systems and a team committed to protecting your investment for the long term.

MEET YOUR PROPERTY MANAGEMENT TEAM



Nicole Banks - 021 435 338
Owner | Head of Property Management
nicole.banks@raywhite.com

Nicole is a third-generation real estate professional with over 16 years' experience in property management throughout Warkworth and the wider Rodney region. An award-winning property manager, Nicole leads the team with a strong focus on professionalism, communication, compliance, and protecting her clients' investments.



Makaylah Banks - 021 229 9719
Team Leader & Compliance
makaylah.banks@raywhite.com

Makaylah supports the team across tenancy administration, compliance, and day-to-day property management operations. Her background in education and people-focused environments brings a calm, organised, and relationship-driven approach to the role.



Katie Cato - 021 435 305
Senior Property Manager
katie.cato@raywhite.com

Katie brings extensive property management experience together with NZQA Level 4 qualifications in Residential Property Management. Known for her proactive communication and strong attention to detail, Katie is highly regarded for building long-term relationships with both owners and tenants.



Suzie Rogers - 021 966 341
Property Manager
suzie.rogers@raywhite.com

Suzie brings a strong people-focused approach to property management, with a passion for communication, organisation, and relationship building. Friendly and approachable, she is committed to supporting both landlords and tenants through clear communication and proactive service.



Lisa Partridge - 021 435 357
Property Manager
lisa.partridge@raywhite.com

A long-time Warkworth local, Lisa brings strong organisational skills, practical problem solving, and a genuine care for people. Her attention to detail and approachable nature help ensure a positive and well-managed experience for both landlords and tenants.



Lorna Thomson - 021 435 352
Property Manager
lorna.thomson@raywhite.com

Lorna brings over 15 years of experience running a successful construction and maintenance business within Rodney. Her practical property knowledge, communication skills, and hands-on understanding of homes and maintenance provide valuable support to both owners and tenants.



Samantha Grace - 021 435 395
Property Manager
samantha.grace@raywhite.com

Samantha brings over 12 years of property management experience and a Level 4 qualification. Well known throughout Mangawhai and Warkworth, Sam is passionate about delivering exceptional service while supporting owners and tenants with professionalism and care.



Sam Nueva
PM Administration Support
bogueproperty management.rentals@raywhite.com

Sam provides behind-the-scenes administrative support across inspections, arrears management, tenancy documentation, and maintenance coordination, helping ensure smooth and efficient day-to-day operations for the wider team.



Experience Matters.

TRUSTED PROPERTY MANAGEMENT BACKED BY SYSTEMS, EXPERIENCE & RESULTS

AWARDS

Ray White New Zealand
Property Manager of the Year - 2013

Awarded to Nicole Banks for excellence in growth, systems, arrears management, service, and innovation within the Ray White New Zealand network.

Ray White New Zealand
Property Management Support Person of the Year - 2017

Recognising leadership, operational excellence, and the implementation of strong property management systems and procedures.

Ray White New Zealand
Property Manager of the Year Finalist - 2021

Katie Cato recognised nationally as a finalist within the Ray White New Zealand network.

Ray White New Zealand
#2 Small Property Management Office - 2024

Recognised for strong operational performance, systems, compliance, arrears control, and customer service.

QUALIFICATIONS

Industry Education & Legislative Knowledge
Nicole Banks, Katie Cato, Suzie Rogers, Lorna Thomson, Makaylah Banks and Samantha Grace have all attained the **NZ Certificate in Residential Property Management (Level 4)**, the highest recognised qualification currently available within NZ property management.

Our wider team continue ongoing professional development and legislative training to ensure we remain current with tenancy legislation, Healthy Homes requirements, compliance obligations, and industry best practice.

"They've looked after our property for over a decade and I have nothing but praise for their diligence and efficiency. Communication is prompt and clear, maintenance is handled superbly, and their knowledge around Healthy Homes and tenancy requirements has been invaluable."
- Jane Hopkins -



Management options.

Standard Management

8.5% + GST on gross rent collected, maintenance and water administration (if any)

Includes:

- Tenant selection & vetting
- Arrears management
- Rent reviews
- Detailed reporting
- Trade Me advertising
- Compliance-focused tenancy agreements
- Photos and Virtual Tours

Additional Fees:

- Letting Fee: One week + GST
- Initial Inspection: $100 + GST
- Routine Inspections: $50 + GST

Comprehensive Management

12.5% + GST on gross rent collected (available for properties with rent of $500.00 per week and over, in a management period of 12 months)
One week's rent + GST letting fee

Includes:

- All inclusions above
- All Clear Healthy Homes Report: $249.95 + GST annually (at start of tenancy and as needed)
- Annual Smoke Alarm Check: $86.09 + GST annually
- Initial inspection fee: $100 + GST
- Four (4) Routine Inspections: $200 + GST annually
- Repair, maintenance & water admin: no charges