26/10/2026

Rental Appraisal

7 Eccles Ave, Te Kauwhata

Property Overview

7 Eccles Ave, Te Kauwhata is a beatufully renovated four-bedroom, two-bathroom, home offering comfortable, easy-care living. The property provides a simple layout suitable for a family looking for a low-maintenance home in Te Kauwhata. This home is ideal for 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 4 bedroom, 2 bathroom , homes in Te Kauwhata
- Current demand levels

RECOMMENDED RENTAL RANGE: $700- $740 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.

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.

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.

Client Reviews!!

24/09/2026
We had a great experience dealing with Ange Strichen from Fusion Real Estate in Te Kauwhata.
Ange was professional, friendly, approachable and always easy to communicate with. She kept us well informed throughout the process and was always prompt in responding to any questions or concerns.
We really appreciated her helpful attitude, attention to detail and the way she made everything feel straightforward and stress-free. It’s clear that Ange genuinely cares about both the property and the people she works with.
We would happily recommend Ange to anyone looking for a reliable, professional and supportive property manager.
Thank you, Ange, for the excellent service!

17/08/26
Just want to pass my comments on that Ange, has done an amazing job for us. We are very happy and impressed, in the way she works to find us suitable tenants. She has found reliable tenants in our first house number 3 to look after our lovely investment house.
Today she has locked in another young couple for our second home, to live and enjoy number 8. Ange has come back with regular updates on everything property related. She is prompt in replying and answering any questions. Nothing seems to hard to do, we are both very happy, she works her magic and finds good tenants to appreciate a nice home.

We are more than happy, when we buy again, we will be listing the home with Ange and your team to find suitable tenants.

Let’s make it happen.

Ange Strichen
Operations Manager/Rental Management

hello@fusionrealestate.co.nz
021 134 1679

Powered by Ownly Ltd. Licensed REAA 2008