

Monday, 17 February 2020

6 Ranui Street, Dinsdale

This late 80's style weather board three-bedroom home is located in the versatile Dinsdale area, just off Ellicott Road. It is in zone to multiple levels of schooling, easy access to State Highway 1 and less than 15 minutes' drive to the CBD. The house itself is down a long drive, giving privacy from the main road and backs on to a gully with a stream. It sits on a large section that offers ample off-street parking including a double lock-up garage – that also houses the laundry, a sizable backyard that has a small playground and a sheltered BBQ area. Inside, the recently done-up house offers modern décor throughout, including new carpet, paint, and a fully modernized bathroom. There are three bedrooms down the hall, including a master bedroom with a walk-in wardrobe and en-suite. The bathroom and separate toilet are between the lounge and the bedrooms and the kitchen is located around the corner from the open plan living and dining area, it is also the entry passage from the front door. A covered balcony is attached to the rear of the house, overlooking the lawn and the gully beyond and is accessed through the main living area.

Features:

- ❖ Fully fenced section
- ❖ Heat Pump
- ❖ Ample car parking
- ❖ Modern décor

Financial Parameters:

Given the current market, it is my opinion that this property should rent for somewhere between \$460 and \$480.

This appraisal is based on our recent experience and research in this area. Market and seasonal conditions at the time of letting will influence the actual rent obtained.

Yours faithfully,

Ben Roberts
Business Development Manager

**Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Waikato Real Estate Ltd accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.*

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