

Wednesday, 11 March 2020

127 Ohaupo Road, Melville

This 60's style two story home is located in a super convenient area, only a short walk to Melville shopping and medical facilities, as well as being less than 5 minutes' drive to the hospital and CBD and in zone for all levels of schooling.

The house itself is split up into two levels. Firstly, a three-bedroom home upstairs that includes two bedrooms and the bathroom to one side, the lounge and kitchen that sit opposite sides of the hallway in the middle of the house, the dining off the kitchen and then the master which is off that. There is also a spacious conservatory or sunporch off the dining area. The kitchen has had modern chattels installed, such as a stainless dishwasher, wall oven and gas hob.

Secondly, there is a self-contained studio unit downstairs that has a separate entrance, a kitchenette is provided in the living space/bedroom and then a small bathroom with a shower toilet is also provided.

For parking, there are two driveways as it is a corner section, one side for the studio as well as a carport and then a wide second driveway offering ample off-street carparking that leads to an internal access single garage.

Features:

- ❖ Self-contained Unit
- ❖ Close to Shopping amenities
- ❖ Single internal access garage

Financial Parameters:

Given the current market, it is my opinion that this house should rent somewhere between \$400 and \$430 per week, the an additional \$200 - \$250 per week for the unit below.

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 truly,

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 there own independent assessment.*