

THE RISE 215-217 TRIANGLE ROAD MASSEY



3 BEDROOMS



1 BATHROOM



1 LOUNGE



PARKING SPACE

This is a professional rental assessment for the aforementioned property. We can provide you with a high level of Letting and Property Management services, if required.

In view to giving a current market assessment for rental for the above property, sight unseen, I have considered the following:

1. **Location**
2. **Recent letting of similar type properties in the near vicinity**
3. **Type of interior and exterior**
4. **Size of property**
5. **Outlook from property**
6. **Condition of rental market at this time**



I estimate the current rental for this 3 bedroom, 1 bathroom property to be approximately between:



\$550.00 to \$580.00 per week

The Ministry of Building Innovation and Employment statistics show that the average 3 bedroom property Massey/Royal Heights can obtain a median weekly rental of **\$530.00 per week**. I feel the above rent could be obtained.

RENTAL
APPRAISAL

13 FEBRUARY 2020

Harcourts
Cooper & Co

THE RISE
215-217
TRIANGLE ROAD
MASSEY

Lisa Matich
PROFOLIO MANAGER

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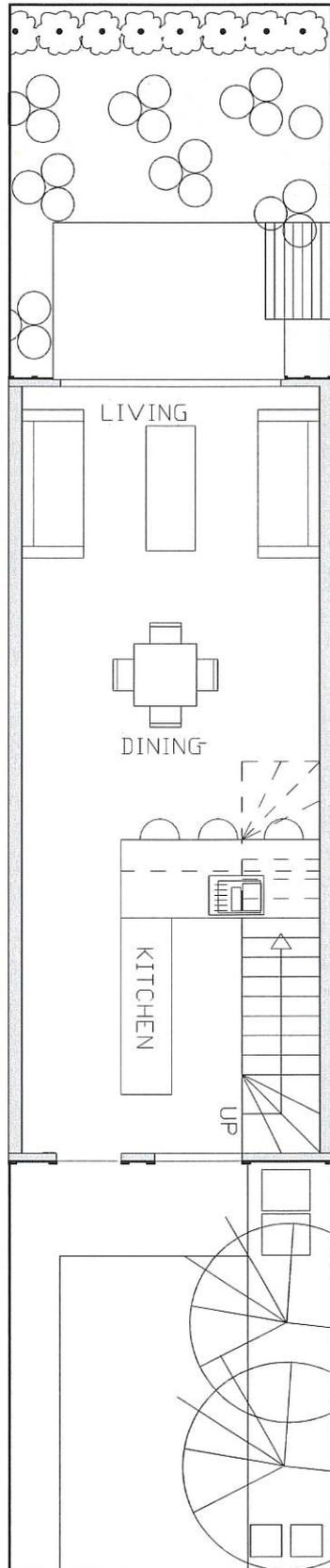
E: lisa.matich@harcourts.co.nz
www.cooperandco.co.nz

If I can be of any further assistance, please do not hesitate to contact me.

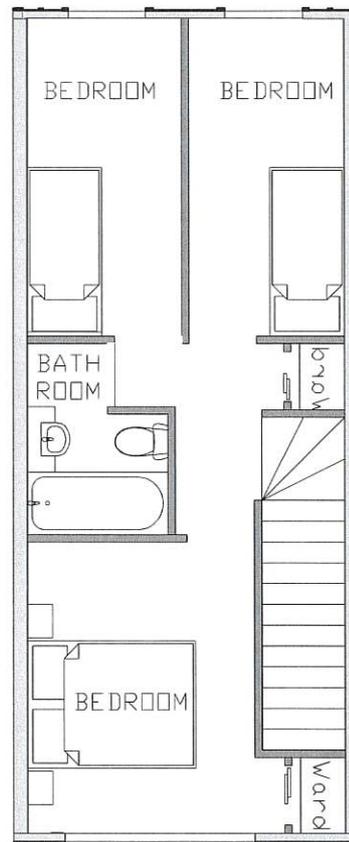
Lisa Matich

Cooper & Co Real Estate Limited MREINZ Licensed REAA 2008 (A member of the Harcourts Group Ltd).

This assessment has been carried out by us as Real Estate Agents and not Valuers. The information contained herein has been obtained from sources believed to be correct and reliable but no liability is accepted for error or omissions of fact or opinion. This assessment is valid for one month from date of writing. This property has not been sighted. It is based on current rental statistics and known rented properties in the area, it is not a guarantee to rental income. Rental values vary considerably from week to week depending on market factors. This is our "considered opinion".



GROUND FLOOR



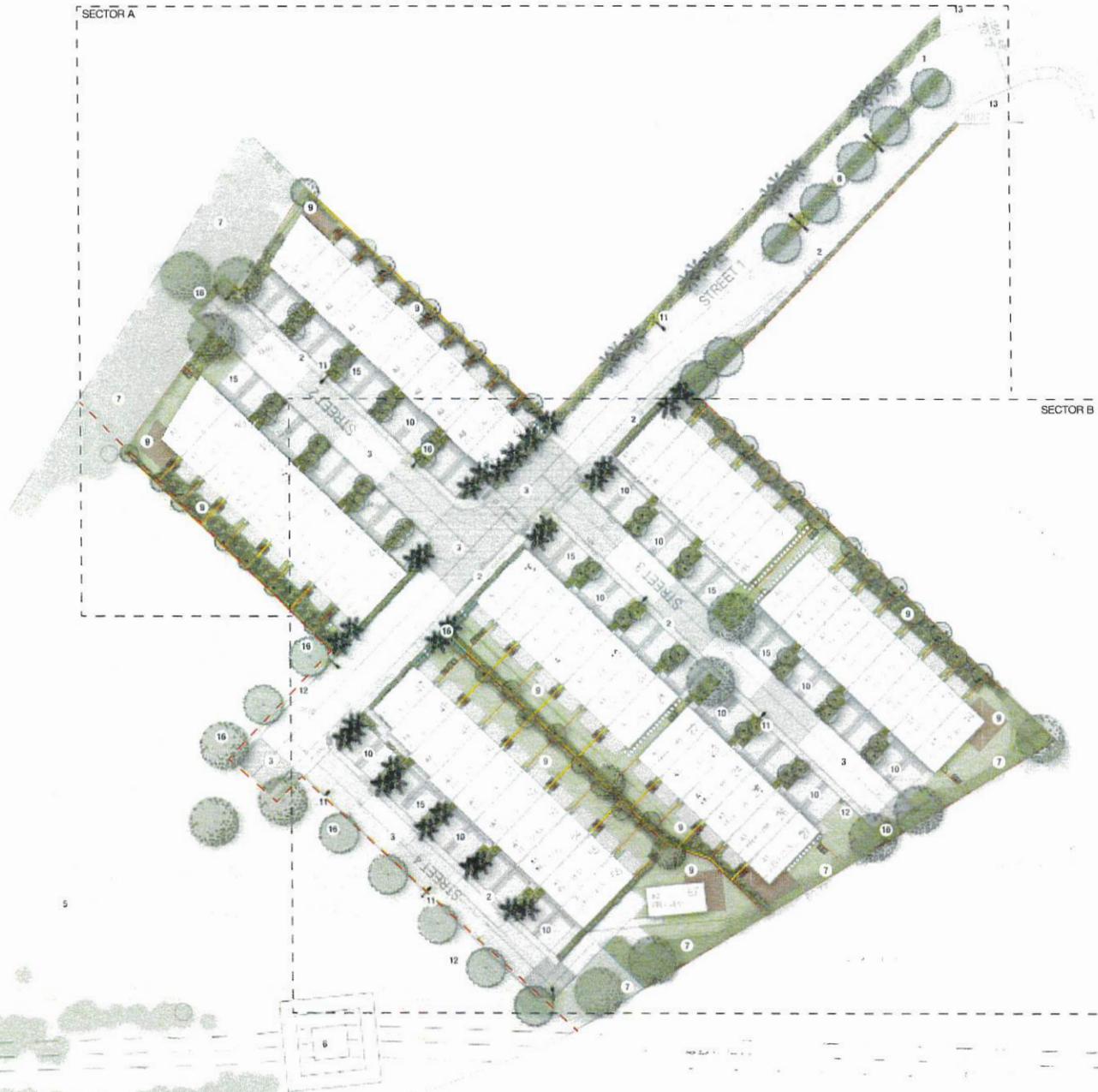
FIRST FLOOR
80 SQM

LANDSCAPE CONCEPT DESIGN PACKAGE
215-217 TRIANGLE ROAD, MASSEY

MASTER PLAN	_ L102
LANDSCAPE PLAN SECTOR A	_ L103
LANDSCAPE PLAN SECTOR B	_ L104



NOVEMBER 2019
113240



- ① MAIN TWO WAY VEHICLE ENTRANCE
- ② COMMON FOOTPATH
- ③ PRIVATE ACCESSWAY WITH SURFACE VARIATION
- ④ RAISED TABLE WITH PEDESTRIAN CROSSING
- ⑤ FUTURE STAGE
- ⑥ PYLONS
- ⑦ RE-VEGETATION PLANTING ON SLOPING LAND
- ⑧ PLANTED ENTRANCE MEDIAN
- ⑨ PRIVATE YARD
- ⑩ ENTRANCE TO INDIVIDUAL UNITS
- ⑪ INDICATIVE LIGHTING
- ⑫ COMMON GRASS AREA
- ⑬ SIGNAGE TO RESIDENTIAL DEVELOPMENT
- ⑭ GROUND FLOOR UNIT FRONT PATIO
- ⑮ CARPARKING (CONCRETE PAD)
- ⑯ STREET SPECIMEN TREE PLANTING
- 1.2M SEMITRANSSPARENT FENCING
- 1.8M CLOSEBOARD BOUNDARY FENCE
- INDICATIVE RETAINING WALL LOCATIONS
- - - STAGE 1 BOUNDARY (REFER TO SCHEME PLAN)



215-217 TRIANGLE ROAD
MASSEY

L102
MASTERPLAN

DATE
22.11.2019

SCALE
1:300 @ A1, 1:600 @ A3

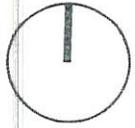
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CJ/MR

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MR

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MR

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201 TRIANGLE RD 6

201 TRIANGLE RD



215-217 TRIANGLE ROAD
MASSEY

L102
LANDSCAPE PLAN SECTOR A

DATE
22.11.2019

SCALE
1:150 @ A1, 1:300 @ A3

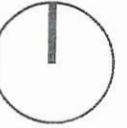
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225 TRIANGLE RD



7 EXOTIC PL

3.6

9 EXOTIC PL



215-217 TRIANGLE ROAD
MASSEY

L102
LANDSCAPE PLAN SECTOR B

DATE
22.11.2019

SCALE
1:150 @ A1, 1:300 @ A3

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