

## Rental Appraisal For: Your Real Estate

March 5, 2025

46 Links View Drive  
Omokoroa  
Western Bay of Plenty  
3114

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A fully renovated, 3-bedroom, 2-bathroom home over-looking Omokoroa Golf Course.

Featuring an open plan kitchen / living / dining plus a bonus sitting area overlooking the golf course. Both the lounge and the sitting area have sliding door access direct on to the entertaining deck with the lounge corner fully opening making a seamless connection.

3 Double bedrooms with the Master bedroom having an ensuite and wardrobe. The home is serviced by a bathroom, a separate toilet and a shower room. The double internal access garage with laundry facilities is also on this level. The property also boasts a separate sauna and an outdoor shower. Noted is a separate self-contained dwelling on the lower level.

This property is on a sloped section and is a short drive to a doctor's, a dentist's, a pharmacy, a gym, fast food establishments, a supermarket, primary schools and early childhood education facilities, café's, walks, reserves, a skate park, Omokoroa Beach and Omokoroa Wharf and 15 - 20 minutes' drive to central Tauranga.

The above property has been assessed from information supplied to us and after considering current market trends, have formed the opinion that the rental value is between **\$650.00 - \$690.00 per week**.

*Omokoroa Property Management offers comprehensive property management services at competitive rates, including all advertising and marketing, thorough checks of all prospective tenants, management of maintenance required on the property, scheduling of regular inspections and collection and disbursement of rent. We offer investors peace of mind, professional software and a level of care that will enable the best possible return on a valuable investment.*

Please contact us for any further information regarding this appraisal or our Property Management services.  
Yours sincerely,



Anne-Marie Mazzutti  
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### Limit of Liability:

Omokoroa Property Management Limited have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge and should not be construed as a registered valuation. 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 is not a guarantee of rental income. The appraisal is reflective of current market conditions and is valid for 3 months, therefore may change in the future

It is assumed the property complies with all building consents and council codes and bylaws required for use as a permanent habitable accommodation. The appraisal is made on the basis that the property is compliant to the Residential Tenancies Act 1986, Healthy Homes Guarantees 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.

No liability is accepted for error or omission of fact or opinion.