

Rental Appraisal – 13 Hamurana Road, Omokoroa

Prepared by: Anna - Omokoroa Property Management

Date: October 10, 2025

2		1		1		1	
---	---	---	---	---	---	---	---

Property Overview:

Located in the heart of Omokoroa, this substantial 217m² home sits proudly on a 617m² section and captures stunning panoramic views of the harbour. The home is spread across three levels and offers exceptional space, versatility, and comfort — ideal for extended families, guests, or those seeking additional living flexibility.

Property Features:

- Bedrooms: 5 spacious bedrooms across two levels
- Bathrooms: 3 well-appointed bathrooms
- Living Areas: Two lounges plus a light-filled conservatory
- Kitchen: Modern open-plan kitchen on the main level, with a second kitchenette downstairs
- Layout:
 - Upper Level: Three bedrooms (including the master suite), open-plan lounge/dining/kitchen, conservatory, and family bathroom.
 - Middle Level: Two large bedrooms, bathroom, lounge, and kitchenette – perfect for teenagers, extended family, or guests.
 - Lower Level: Double garage with internal access and storage.
- Heating & Comfort: Solar heating, pellet burner, and HRV system ensure year-round efficiency and warmth.

Location:

Set in a highly desirable part of Omokoroa, the property is within easy reach of local amenities, schools, the beach, and scenic walkways, all while enjoying the tranquillity and views the area is known for.

Rental Assessment:

Based on current market conditions and comparable properties in the Omokoroa area, the estimated weekly rental range for this property is:

 **\$800 – \$850 per week**

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.

This range reflects the size, location, flexibility of living arrangements, and premium harbour outlook. Demand for large, well-presented homes with multi-generational living options remains strong in the Omokoroa area.

Should you wish to consider using Omokoroa Property Management's services, we'd be happy to assist you with finding quality tenants and managing the property to a high standard.

Please feel free to get in touch if you'd like to discuss anything further or arrange a visit.

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,

A Hume

Anna Hume
Letting Agent
Omokoroa Property Management Limited REINZ

Email: anna@opm.net.nz

Phone: 027 315 7732

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.