

May 20, 2025

We are pleased to provide a rental appraisal for this spacious and well-appointed home in the heart of Omokoroa at **1 Anglers Way, Omokoroa**

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Property Features:

This generous 233m² (approx..) residence offers flexible living with four double bedrooms or three plus a large office, catering to families or professionals needing additional space. The master suite includes a walk-in wardrobe, ensuite, and direct access to a private spa area—ideal for relaxing after a long day.

The home features a modern, open-plan kitchen and dining area, complemented by a separate lounge—perfect for both entertaining and everyday living. The kitchen is a standout, boasting a large island, double wall ovens, a ceramic hob, and ample bench and cupboard space.

The main bathroom includes both a bath and shower, with a separate toilet for convenience. A large laundry and double internal-access garage complete the practical layout.

Outside, the 646m² (approx..) section is fully fenced, offering plenty of room for children to play safely. The easy-care garden includes raised vegetable beds, and a tin shed for tools or mower storage.

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.

Location:

Located just minutes from Omokoroa's shops, schools, and coastal walkways—and only 20 minutes from Tauranga City Centre—this home offers the perfect mix of lifestyle and convenience.

Comparable Property – Rented**8 Kingson Court - \$780 per week**

I listed this property at \$780 per week and had 5 excellent potential tenants from the first viewing, which resulted in a successful tenancy.

Rental Market Analysis:

Based on current market trends and comparable properties in the area, the estimated rental value for this 4-bedroom, 2-bathroom home is:

Estimated Weekly Rent: \$750 - \$790 per week

This estimate considers the property's features, condition, and location, as well as the rental prices of similar properties within the vicinity. This estimate is based on an unfurnished home.

Conclusion:

This 4-bedroom, 2-bathroom home is an attractive rental option for families and professional tenants seeking quality, space and convenience.

The well-laid out home in the heart of Omokoroa presents a fantastic opportunity for prospective tenants seeking a comfortable and convenient coastal lifestyle. With its modern features, spacious outdoor area, and proximity to key amenities, the property is well-positioned to attract strong tenant interest.

My Recommendation:

There is currently an unusually high number of rental properties on the market in Omokoroa — the most we've seen to date. With increased competition, it's essential that your property stands out from the outset. Strategic pricing plays a crucial role. Setting the rent in line with current market trends is key to attracting quality tenants quickly. If a property is priced even \$20 above market expectations, it can remain vacant for weeks — sometimes months — resulting in a far greater financial loss than if it were priced correctly from day one. Effective marketing and a realistic rental price ensure your property is positioned competitively, minimising vacancy and maximising returns.

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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

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