

RESIDENTIAL RENTAL APPRAISAL

7B Carol Leon Avenue | Kaukapakapa, Rodney, Auckland

Prepared 20 October 2026 • Prospective letting / investment purchase • Unfurnished

INDEPENDENT MARKET RENT OPINION

This appraisal assesses five practical, purpose-designed accommodation configurations. The rental figures are weekly asking-rent opinions based on available advertised market evidence and property characteristics; they are not guarantees of achieved rent or an independent registered valuation.

Property and letting assumptions

Near-new (2022–2023) lifestyle residence, approximately 384 m² on approximately 2.84 ha, with five bedrooms, three bathrooms (including ensuite), two living areas, two full kitchens and two laundries. Features include double glazing, two heat pumps, decking, extensive parking, water tanks and on-site wastewater. The Trade Me listing describes a four-bedroom main dwelling and consented one-bedroom minor dwelling. The owner confirms that all five appraised configurations can be arranged without physical alterations.

Base rents assume each offered configuration has appropriate functional occupation and privacy, use of the immediate residential grounds, and excludes paddocks / wider grazing land. Additional land access is optional by negotiation. The property is appraised unfurnished. Compliance and separate-tenancy suitability should be checked for the actual tenancy arrangements.

Weekly rental appraisal — five options

Accommodation configuration	Supported weekly range	Recommended asking rent	Evidence confidence
Entire property 5 bed / 3 bath	\$1,100–\$1,300	\$1,200	Moderate
4 bed / 2 bath	\$850–\$1,000	\$925	Moderate
3 bed / 2 bath	\$750–\$900	\$825	Moderate
2 bed / 1 bath	\$550–\$650	\$595	Limited
1 bed / 1 bath	\$430–\$525	\$475	Moderate

All rental amounts above EXCLUDE electricity, gas, internet and any other separately charged services. The figures are alternatives, not additive unless the corresponding areas are simultaneously available as distinct, lawful tenancies.

Marketing and rental reasoning

The \$1,200 full-property recommendation reflects a large modern residence with unusually flexible dual living facilities, attracting extended or multigenerational households; the premium tenant pool may be relatively small. The four-bedroom component at \$925 reflects the principal home's substantial size and rural outlook. The three-bedroom estimate of \$825 benefits from modern accommodation and two bathrooms, while the two-bedroom and one-bedroom levels reflect smaller local housing options and the value of self-contained facilities. Privacy, allocated parking, external areas and shared occupancy affect achieved rents.

In a relatively thin lifestyle rental market, an asking rent near the top of each range may lengthen vacancy. For faster placement, consider testing the midpoint/recommended figure and reviewing enquiry after a suitable marketing period.

Electricity and gas: rental inclusions

Owner-supplied current costs: electricity \$240 per month and gas approximately \$90 per month, together \$330 per month for four occupants. On a 52-week basis this equals approximately \$19.04 per person per week. For indicative budgeting, allow \$20 per occupant per week if electricity and gas are bundled into rent; actual

costs vary by season, appliance use and occupancy. Example: four occupants in the entire property = \$1,200 base rent + \$80 allowance = indicative inclusive asking rent \$1,280 per week.

Electricity and gas are not separately metered between configurations. Tenancy Services states that the landlord must pay for utilities shared by different tenancies. Accordingly, the \$20/head figure is an internal rent-setting allowance for appropriately agreed inclusive rents, NOT a recommendation to issue tenants separately apportioned unmetered utility invoices. Landlord to confirm legally compliant billing and tenancy documentation.

Investment comparison — existing main dwelling and minor dwelling

Scenario	Indicative combined weekly rent	Annual gross at 52 weeks
One tenancy: entire property	\$1,200	\$62,400
Separate tenancies: 4-bed + 1-bed	\$925 + \$475 = \$1,400	\$72,800

The indicative \$10,400 annual gross difference is before vacancy, property management, repairs, insurance, land maintenance, utilities that cannot be recovered separately, compliance expenses and tax. Not a net return forecast. No rent is attributed to optional grazing/paddocks.

Rental market evidence — advertised comparables

Advertised prices only; no achieved rent or executed tenancy agreements have been verified. Dates are listing dates where available. Current listing pages were checked on 20 October 2026. Some historical links may expire or redirect.

660 Kaipara Coast Highway, Kaukapakapa | \$680/week | 8 Oct 2026

5 bed / 3 bath; 2 living; renovated 1970s-era home; also marketed for sale. Lower-quality/older benchmark.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6168935401>

1890 Kaipara Coast Highway, Kaukapakapa | \$790/week | Date not established

5 bed / 2 bath; off-grid; other tenancies on land; special utilities arrangement. Lower-end larger-home context.

<https://www.myrent.co.nz/listings/RGCRNS>

51 Moses Road, Kaukapakapa | \$1,300/week | 23 Sep 2026

4-bed main home plus separate 2-bedroom minor dwelling (6+ beds), 2 baths, 3 living rooms; premium dual-home comparator.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6145435965>

193 Pinchgut Road, Kaukapakapa | \$875*/week | Aug 2026 (earlier record)

3 bed / 2 bath contemporary rural home; supports stronger 3-bed level. Historical advertisement, current price not independently retrievable.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6071624948>

94A McLachlan Road, Kaukapakapa | \$495*/week | Oct 2026 (earlier record)

2 bed / 1 bath rural accommodation; smaller-unit context. Historical advertisement, current price not independently retrievable.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6157800330>

11 Kanono Way, Helensville | \$780*/week | Oct 2026 (earlier record)

New 4 bed / 2 bath suburban family home; location and property type differ. Historical advertisement.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/helensville/listing/6178737079>

Kahikatea Flat Road, Waitoki | \$650*/week | Aug 2026 (earlier record)

2 bed / 1 bath renovated country dwelling; higher smaller-home benchmark. Historical advertisement.

<https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/waitoki/listing/6124688825>

*Historical advertised amounts retained from earlier appraisal research; the original rental listing currently redirects, so the asking amount could not be rechecked at preparation. Treat as lower-confidence corroborative evidence, not independently verified current asking rent.

Market data, confidence and qualifications

Kaukapakapa has relatively few directly comparable rentals; the evidence spans distinct dwelling sizes, ages, fit-outs and degrees of exclusivity. This supports moderate overall confidence for the larger residence and limited confidence for the two-bedroom alternative. The 3-bedroom, 2-bedroom and 1-bedroom configurations have been assessed individually; exact spatial allocations were not independently inspected.

Tenancy Services publishes bond-derived Market Rent information, but a suitably matched and verified Kaukapakapa-specific statistical extract was not obtained for this exercise. No local median achieved rent is stated or implied. Bond statistics may cover broader areas and lag current advertising. The market-rent and legislative source links below are supplied for independent due diligence.

This opinion assumes ordinary long-term residential tenancies, lawful occupation, healthy homes and other rental compliance, and the condition and attributes shown in the listing. It excludes commercial/short-stay rent, land or grazing income, tenant selection outcomes, vacancies and investor-specific yield analysis. The rent may need to be adjusted following physical inspection, confirmation of occupancy boundaries and contemporary market response. This appraisal is informational and does not constitute a guarantee of income.

Sources

Subject property, Trade Me — <https://www.trademe.co.nz/a/property/residential/lifestyle-property/auckland/rodney/kaukapakapa/listing/5186936193>

Tenancy Services — Market Rent — <https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/>

Tenancy Services — Utilities and other payments — <https://www.tenancy.govt.nz/rent-bond-and-bills/utilities-and-other-payments/>

Residential Tenancies Act 1986, section 39 — <https://www.legislation.govt.nz/act/public/1986/120/en/latest/DLM95012.html>

Prepared as an independent evidence-based market rental assessment as at 20 October 2026. This document is not a property management appointment or a rental guarantee.