



25/03/2026

43 Nicolau Avenue, Rolleston, Selwyn

Thank you for allowing us the opportunity to provide you with a rental appraisal of your property. After taking into consideration the information provided and current rental market conditions, we have prepared the following assessment.

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### Property Overview

#### Main Dwelling

- 4 bedrooms (master with ensuite, walk-in wardrobe & outdoor access)
- 2 bathrooms
- Open-plan kitchen, dining & living
- Separate laundry
- Double internal-access garage

#### Minor Dwelling

- 2 bedrooms
- 1 bathroom + separate toilet
- Open-plan kitchen & living
- Private and self-contained setup

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### Estimated Weekly Rent

**Main Dwelling - \$650 – \$670 per week**

**Minor Dwelling - \$510 – \$530 per week**

**Total Combined Rent- \$1,160 – \$1,200 per week**

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**Note:** This appraisal is based on market conditions as of **March 2026**, assuming the home is well-presented, complies with Healthy Homes standards, and includes quality inclusions. Actual rental outcomes may vary based on styling and lease negotiation.

Kind Regards

Har Kaur

**Har Kaur**  
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*Disclaimer: This rental assessment has been carried out by me as manager of residential rental properties and not as valuer. It is based on my opinion of current market rent as of the date of assessment. This information provided is not liable for error or omission of fact or opinion*