

# Rental Assessment

26 Menin Gate Crescent  
BROOMFIELD

28 September 2026

Dear Amar,

Thank you for the opportunity to provide a rental assessment for this property. After viewing photographs and the listing information (site unseen), we note the property consists of:

## Property Details:

- Three bedrooms
- One bathroom
- Single internal access garage

## Key Rental Features:

- Modern three bedroom townhouse
- Open plan kitchen, dining and living area
- Situated in a good location being a short drive to the city

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback.

We would expect to achieve a rental figure in the range of:

**\$600 - \$640 per week**

We would be more than willing to offer our services to help successfully rent the property to suitable tenants. If you have any queries or require further information regarding Harcourts Holmwood Property Management service, please do not hesitate to contact me.

Kind regards,



## Lynne Cawthorn

#1 Business Development Manager Harcourts NZ 2021-23 & 2024-25

#2 Business Development Manager Harcourts NZ 2023-24

#1 Business Development Manager Harcourts International 2021

#2 Business Development Manager Harcourts International 2023

#1 Business Development Manager REINZ Awards for Excellence 2022

021 655 505 | [lynne.cawthorn@harcourts.co.nz](mailto:lynne.cawthorn@harcourts.co.nz)

175 Papanui Road, Merivale | 03 348 0796 | [holmwood.co.nz](http://holmwood.co.nz)

Please note: This assessment is valid for 30 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

99.9%

OF TENANTS PAID  
THEIR RENT ON TIME

99.6%

OF HOMES WERE  
OCCUPIED

to 30 June 2026



**Harcourts**  
**Holmwood**  
my kind of people

Licensed Agent REAA 2008



## LYNNE CAWTHORN

Investment Specialist

021 655 505

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175 Papanui Road, Merivale

03 351 5534

[holmwood.co.nz](http://holmwood.co.nz)

**Holmwood Real Estate Ltd**

Licensed Agent REAA 2008

## DEDICATED TO PROVIDE A HIGH LEVEL OF SERVICE TO BOTH HER OWNERS AND TENANTS

Lynne joined the Holmwood Property Management team with over 35 years' experience in the Real Estate and Property Management industries.

Lynne is hardworking and enthusiastic about her role and is dedicated to provide a high level of service to her clients.

She has covered roles such as administration, staff trainer, office manager and she had over 12 years' experience as a Property Manager before becoming our Investment Specialist. Lynne is often commended for her communication, time management

and organisational skills, while her motivation and dedication to her clients is a real asset.

She has an excellent eye for selecting the right property manager for the right property and owner. Lynne enjoys working with people and can get along with those from all walks of life. Outside of work Lynne enjoys spending time with family and friends, walking her dogs Willow and Lottie, and keeping fit!

If it's a reliable, enthusiastic and experienced person you seek, then Lynne Cawthorn is an obvious choice!

### #1 BUSINESS DEVELOPMENT MANAGER

Harcourts New Zealand 2021-23 & 2024-25  
Harcourts International 2021

### #2 BUSINESS DEVELOPMENT MANAGER

Harcourts New Zealand 2025-26

### #2 BUSINESS DEVELOPMENT MANAGER

Harcourts International 2023

### FINALIST BUSINESS DEVELOPMENT MANAGER

REINZ Awards for Excellence 2023

### #1 BUSINESS DEVELOPMENT MANAGER

REINZ Awards for Excellence 2022

2024 REINZ  
Awards for  
Excellence

**WINNER**

Residential Property Management  
Office of the Year - Large

**Harcourts Holmwood**  
my kind of people