Rental Assessment

171 Styx Mill Road, CASEBROOK



20 November 2026

Dear David,

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 double bedrooms
- Two bathrooms, including master ensuite
- Double internal-access garage

Key Rental Features:
- Light-filled, spacious living areas
- Modern kitchen, open-plan dining and central/ducted heating
- Casebrook location close to schools, parks and amenities

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:

$670 - $700 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,



Megan Looyer
027 776 3426 | megan.l@harcourts.co.nz
175 Papanui Road, Merivale | 03 351 5534 | 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.

Harcourts Holmwood
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Licensed Agent REAA 2008



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Holmwood Real Estate Ltd
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#1 BUSINESS DEVELOPMENT MANAGER
Harcourts New Zealand 2023-24

#2 BUSINESS DEVELOPMENT MANAGER
Harcourts New Zealand 2024-25
Harcourts New Zealand 2021-23

PROVEN EXPERIENCE. PERSONAL SERVICE.

With over 15 years of experience in the New Zealand property industry, Megan Looyer has supported investors and property owners across more than 1,000 rental properties over the past six years of her career. Her background in property management, business development, and real estate provides her with a strong understanding of investment property ownership.

Megan was recognised as a top-performing business development professional nationwide for four consecutive years and was also a REINZ Awards finalist. Throughout her career, she has had the privilege of working with a wide range of property owners, investors, and developers across Canterbury. This has included providing rental appraisals and strategic advice for new-build and off-the-plan developments, as well as supporting investors from across New Zealand and overseas.

As a property investor herself, Megan understands the importance of protecting your investment and having someone you can trust to manage it.

Outside of work, Megan loves spending time with her husband and boys, keeping fit at the gym and finding new places to wine and dine!

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