

# Rental appraisal

41 Hercules Street, Shirley, Christchurch

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Freshly renovated and beautifully presented, this welcoming home at 41 Hercules Street, Shirley offers modern comfort, practical living, and a convenient location. Thoughtfully updated throughout, the home features fresh interiors, a functional layout, and low-maintenance living perfect for families, couples, or working professionals.

**Current market value (p/w)**

\$500 - \$525p/w

**Type**

Unit

**Date**

07/05/2026

Filled with natural light and designed for everyday comfort, this property is move-in ready and offers easy living in a popular Christchurch location close to local amenities, schools, parks, and public transport.

Features Include:

- Newly renovated throughout
- Single internal access garage
- Heat pump for year-round comfort
- Separate shower and bath
- Separate toilet for added convenience
- Light-filled living areas
- Functional and family-friendly layout
- Easy-care section
- Close to schools, shops, parks, and public transport
- Convenient Shirley location

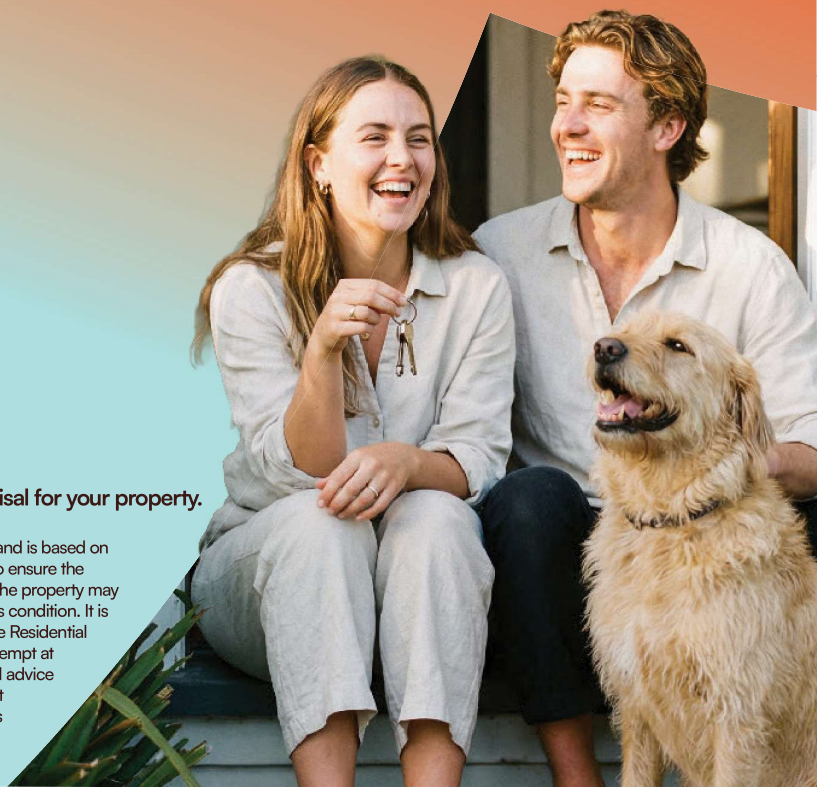
A tidy, modern home offering comfort, convenience, and effortless living in the heart of Shirley.



**Bex Harris**  
Director

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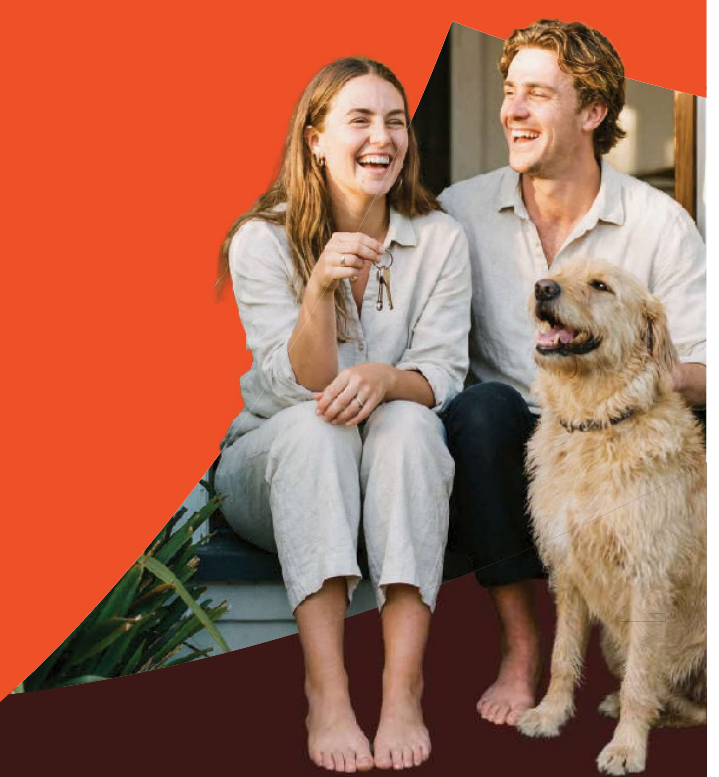
Thank you for the opportunity to provide you with a rental appraisal for your property.

**Disclaimer:** This rental assessment is provided for general information purposes only and is based on current market conditions, which may change over time. While care has been taken to ensure the accuracy of the information, no warranty is given as to its completeness or reliability. The property may not have been physically inspected, and no assumptions should be made regarding its condition. It is presumed, solely for the purposes of this appraisal, that the property complies with the Residential Tenancies Act 1986 and Healthy Homes Standards 2019, or would be compliant or exempt at the time of letting. Interested parties should obtain independent legal and professional advice to determine the property's suitability for residential tenancy. This assessment does not constitute legal, financial, or investment advice, and no liability is accepted for any loss or damage arising from its use or reliance upon it.



# A better property experience

We built our property management business on three core principles: Trust. Experience. Deliver. Expect high standards, fantastic communication, and consistent delivery.



## 'No BS' Property Management

We'll always give you honest guidance and clear, commercially grounded advice. No sales fluff - just solid advice, built on decades of property experience.

## Rent Guarantee

Fortnightly rent payments, guaranteed. We'll cover missed rent payments for up to 4 weeks, so we can resolve the situation without interrupting your cashflow.

## Qualified Property Managers

Your property is in the hands of a certified, industry-trained professional.

## Landlord Portal

Transparency matters. Our portal means you can access the info you need, when you need it. It also provides clear, streamlined reporting to keep your accountant happy.

## 360 Video Inspections

Detailed video inspections minimise risk and reduce end-of-tenancy headaches.

## Property Management Specialists

Property management is our sole focus, our area of expertise, and our passion! With no sales department to worry about, you've got our full attention.

## Reliable, Proactive Management

We respond to communication quickly, and we'll never leave you in the dark about what's happening with your property. Issues are caught early and fixed fast.

## Investment Specialists

We don't just look after your portfolio, we help you to grow it. Reach out for advice any time.

## REINZ Member

As a member of REINZ, we operate within strict industry standards - especially when it comes to how your money is accounted for, protected, and managed.

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I have found her team to be totally professional, and diligent taking care of these assets, whilst balancing my needs as a landlord with the requirements of my tenants.

- Vicky



If you rent your property through someone, you want to know they're going to care and they're going to look after it. Talk to these guys, they're proper property managers.

- Andrew