

28<sup>th</sup> June, 2017

**RE: Lot 5 Community Road, Kellyville NSW**

Thank you for the opportunity to appraise this investment property in the abovementioned estate.

The main features of this two storey property are:

- \* 4 Good sized bedrooms complete with robes
- \* Modern kitchen with quality stainless steel appliances
- \* Main family bathroom + ensuite to main bedroom
- \* Open plan dining and family area
- \* Separate lounge area
- \* Spacious patio area
- \* Double lock up remote garage
- \* Fully fenced, turfed and landscaped

This plan has sets this home apart from others as it has been designed for an investor that appreciates style with practicality.

Our extensive marketing campaign and database of potential tenants allows us the opportunity to tenant properties quickly. We also have the capacity with our office locations to cover all suburbs of Brisbane and greater Brisbane, Ipswich, The Gold Coast, Toowoomba, Townsville, Gladstone, Rockhampton and Mackay in Queensland, Melbourne, Victoria and the Central Coast, Hunter Valley and Griffith and Sydney in New South Wales.

Taking into consideration the current stage of the buy and build, the rental market is prone to change by the time of lock up and completion of this investment property. Therefore, we recommend this opinion of the current market rent per week be re-assessed every 12-13 weeks.

The current market amount after comparison with similar properties is in the vicinity and current rents being achieved would be \$780 - \$830 per week.

Regards,



Salina Kachel – LREA

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New Business - Property Management

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*Disclaimer: Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three month to ascertain and ensure it remains current.*

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For further details on specific areas and estates please contact our National Operations Manager:

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