

Rental Estimate for Karrinyup by Blackburne Corner of Davenport Street & Francis Avenue, Karrinyup

Karrinyup by Blackburne is your chance to put yourself at the centre of Perth's most exciting retail redevelopment. By combining first-class shopping, dining, entertaining and living you will experience a new benchmark for lifestyle in one of Perth's best suburbs.

These luxury high-end residences are situated on the eastern edge of this exciting new leisure precinct, which will offer incredible views over Lake Gwelup, Perth city and the WA coastline. Located just 12 kilometres north of Perth, Karrinyup by Blackburne is situated in a sought-after area featuring state-of-the-art recreational facilities and is only minutes from Trigg Beach & Lake Karrinyup Country Club.

In assessing a rental estimate for Karrinyup by Blackburne, we have considered several factors that are likely to contribute to the popularity of this development, including:

- Stunning oasis/sanctuary with leafy green orchard gardens and integrated barbeque area.
- Top quality appliances & ducted air conditioning to all living areas & bedrooms
- Easy access to extensive public transport including Karrinyup Bus Depot
- Proximity to beaches, recreational facilities, and lake Karrinyup country club

Our conclusion is that the following rental estimates should be readily achieved upon completion;

| No of Bedrooms | No of Bathrooms | Unfurnished | Furnished |
|----------------|-----------------|---------------|---------------|
| 1 | 1 | \$400 - \$450 | \$450 - \$500 |
| 2 | 1 | \$450 - \$500 | \$500 - \$550 |
| 2 | 2 | \$500 - \$550 | \$550 - \$600 |
| 2 (Large) | 2 | \$550 - \$600 | \$600 - \$650 |
| 3 | 2 | \$600 - \$650 | \$650 - \$700 |
| 3 (Large) | 2 | \$650 - \$700 | \$750 - \$800 |

* Naturally the final rates would depend on the market at the time of leasing, available views, internal finish, etc.

Blackburne welcomes the opportunity to provide property management and other related services to investment purchasers within the Karrinyup Development.

Please do not hesitate to contact me with any queries on 9429 5746 or via email to adrijana.servel@blackburne.com.au.

Yours faithfully



Adrijana Servel
Business Development Manager

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Disclaimer – These rental projections are based on our assessment of the various properties and/or projects available at present and take into account our expectation of rentals that should be reasonably achievable by those properties. There are numerous factors outside of our control (both economic and market related) which can influence the ultimate rental price achieved for any given property, therefore these are estimates only and in no way constitute any form of rental guarantee whatsoever. At the time of leasing each property, the ultimate rental price achieved will be dependent on numerous combinations of other factors in existence at that time. Blackburne Property Group, its Directors or Employees do not give any warranty or guarantees as to the accuracy or reliability of any financial information contained in these projections. Blackburne Property Group recommends that you seek advice from your own investment, financial, taxation &/or legal advisors prior to entering into any financial or other transaction.