

9th May, 2017

RE: Lot 14 Napoli Way, Tranquillity Estate, Kellyville NSW

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

The main features of this property are:

- * 4 Good sized bedrooms complete with robes
- * Modern kitchen with quality stainless steel appliances & stone bench tops
- * Open plan dining and living area
- * Separate lounge area
- * Main family bathroom + ensuite to main bedroom
- * 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 \$700 - \$750 per week.

Regards,



Salina Kachel – LREA

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

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