



**CBS PROPERTY GROUP**

METROPOLITAN - REGIONAL - HOLIDAY

March 2020

To Whom this may concern,

Rental Appraisal for Manoria Woods Bellbird Park, QLD 4300.

Thank you for the opportunity to provide this rental appraisal for your proposed property in Bellbird Park.

**Four Bedroom, Two Bathroom, Separate Spacious Living and Dining Room, Additional Media Room and Double Garage:**

After comparing similar properties within Bellbird Park that are on the market and have recently moved to tenancy we estimate your property will attract rental income of between \$430-\$450 per week.

The rental property market in Bellbird Park has historically performed well with a high appetite for apartment style living. We would anticipate that interest in this property will be above market average due to the contemporary design and outstanding location.

When you decide to market the property for rent we would be very interested in assisting you through this process. Our professional team consistently delivers fantastic service along with above market rent returns for our landlords.

Our team would be delighted to manage your investment with your individual needs in mind. I will be in contact in the near future however, if in the meantime, I can answer any questions, please contact me.

Kindest Regards,

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