

4 Bogalara Road Old Toongabbie NSW 2146



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► YOUR PROFESSIONAL AGENT



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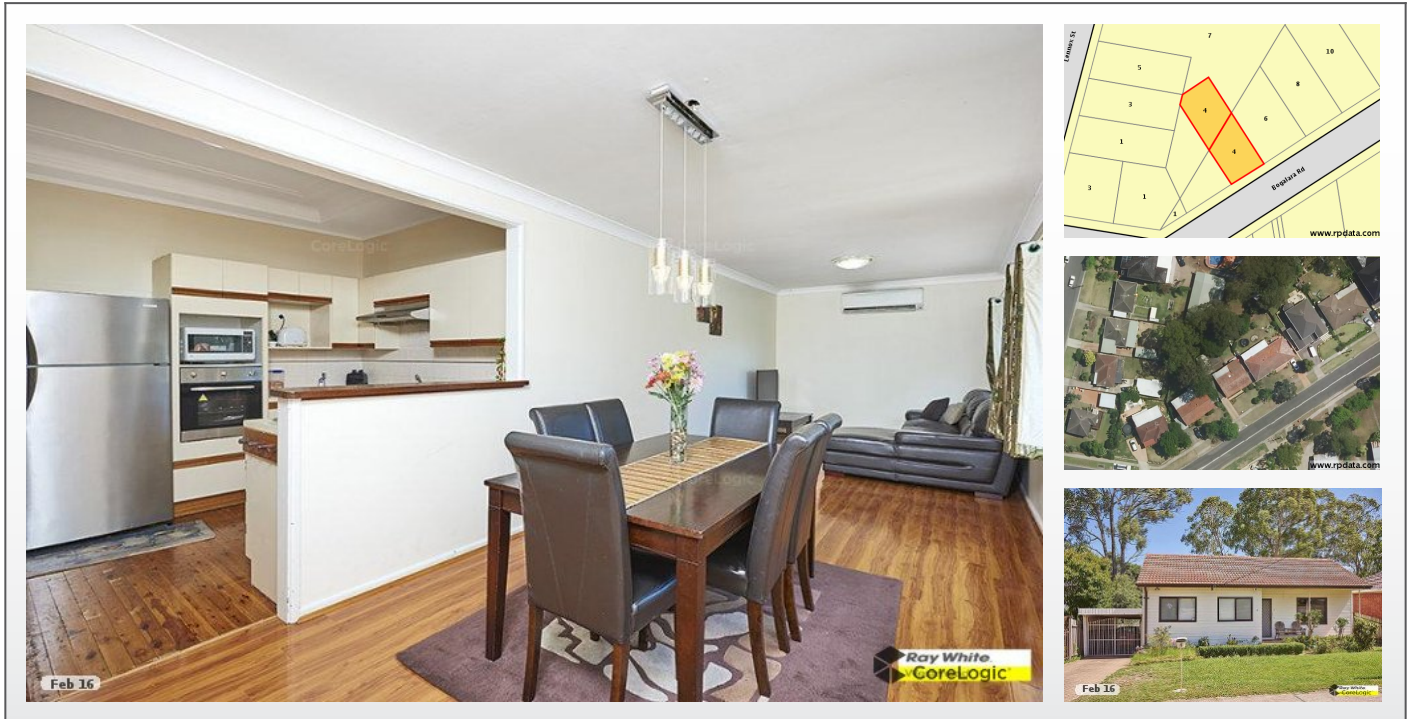
Office:

Cloud 9 Homes

Suite 6 4A Meridian Place, BELLA VISTA NSW 2153 AUS

► YOUR PROPERTY

4 Bogalara Road Old Toongabbie NSW 2146



► KEY RENTAL POINTS

Large Family Home loaded with features that include

- Separate lounge and dining area, huge sunroom
- 3 good size bedrooms with built in robes
- High ceilings, timber flooring throughout
- Modern kitchen with gas cooking
- Three split A/C unit, ceiling fans
- Detached lock up garage and carport

Additional features

- Shady backyard, kids play area
- Undercover BBQ area
- Storage space under the house

► THINGS TO CONSIDER

All this situated in a highly sought after location with good size block of 607 sqm and minutes to schools,shops and bus transport.

Hopskotch Kindergarten: 280 M





















IGA :- 1.6 KM

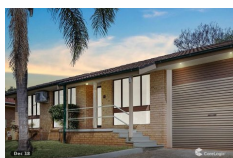
Pendle Hill School :- 1 KM

Wentworthville Station :- 1.8 KM

Toongabbies Station : 2.4 KM

► COMPARATIVE RENTAL PROPERTY

	4 Beck Road Old Toongabbie NSW 2146	   
First Rental Price: \$440/W Current Rental Price: \$410/W First Listed Date: 16 Apr 2019 Current Listed Date: 4 Jul 2019		Category: House: One Storey / Lowset Distance: 0.47km
	83 Binalong Road Old Toongabbie NSW 2146	   
First Rental Price: \$450/W Current Rental Price: Not Disclosed First Listed Date: 13 Dec 2018 Current Listed Date: 21 Feb 2019		Category: House: One Storey / Lowset Distance: 0.19km
	101 Binalong Road Old Toongabbie NSW 2146	   
First Rental Price: \$365/W Current Rental Price: \$365/W First Listed Date: 6 Jul 2019 Current Listed Date: 6 Jul 2019		Category: House: One Storey / Lowset Distance: 0.31km
	9 Bogalara Road Old Toongabbie NSW 2146	   
First Rental Price: \$500/W Current Rental Price: \$450/W First Listed Date: 29 Apr 2019 Current Listed Date: 5 Jul 2019		Category: Unit: Standard Distance: 0.11km
	16 Bogalara Road Old Toongabbie NSW 2146	   
First Rental Price: \$400/W Current Rental Price: \$380/W First Listed Date: 24 Oct 2018 Current Listed Date: 20 Feb 2019		Category: House: One Storey / Lowset Distance: 0.11km



6/23 Bogalara Road Old Toongabbie NSW 2146

First Rental Price:	\$500/W
Current Rental Price:	Not Disclosed
First Listed Date:	29 Nov 2018
Current Listed Date:	25 Jan 2019



Category: Unit:
Townhouse/villa

Distance: 0.25km



29 Bogalara Road Old Toongabbie NSW 2146

First Rental Price:	\$335/W
Current Rental Price:	\$335/W
First Listed Date:	21 Jun 2019
Current Listed Date:	3 Jul 2019



Category: House: One
Storey / Lowset

Distance: 0.36km



35 Bogalara Road Old Toongabbie NSW 2146

First Rental Price:	\$430/W
Current Rental Price:	Not Disclosed
First Listed Date:	19 Jan 2019
Current Listed Date:	8 Jun 2019



Category: House: One
Storey / Lowset

Distance: 0.39km



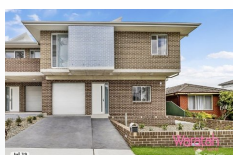
41 Bogalara Road Old Toongabbie NSW 2146

First Rental Price:	Not Disclosed
Current Rental Price:	Not Disclosed
First Listed Date:	24 Jan 2019
Current Listed Date:	24 Jan 2019



Category: House

Distance: 0.43km



66 Bogalara Road Old Toongabbie NSW 2146

First Rental Price:	\$800/W
Current Rental Price:	\$675/W
First Listed Date:	21 Nov 2018
Current Listed Date:	29 May 2019



Category: House: Semi
Detached

Distance: 0.54km



81 Bulli Road Old Toongabbie NSW 2146

First Rental Price: \$420/W
Current Rental Price: \$400/W
First Listed Date: 29 Mar 2019
Current Listed Date: 21 May 2019



Category: House: One Storey / Lowset
Distance: 0.61km



117 Bulli Road Old Toongabbie NSW 2146

First Rental Price: \$450/W
Current Rental Price: \$450/W
First Listed Date: 20 May 2019
Current Listed Date: 31 May 2019



Category: House: One Storey / Lowset
Distance: 0.63km



123 Bulli Road Old Toongabbie NSW 2146

First Rental Price: \$350/W
Current Rental Price: \$350/W
First Listed Date: 25 Mar 2019
Current Listed Date: 8 Apr 2019



Category: House: One Storey / Lowset
Distance: 0.65km



126 Bulli Road Old Toongabbie NSW 2146

First Rental Price: \$490/W
Current Rental Price: \$490/W
First Listed Date: 11 Jun 2019
Current Listed Date: 11 Jun 2019



Category: House: One Storey / Lowset
Distance: 0.60km



36 Lennox Street Old Toongabbie NSW 2146

First Rental Price: \$420/W
Current Rental Price: \$420/W
First Listed Date: 11 Jan 2019
Current Listed Date: 18 Feb 2019



Category: House: One Storey / Lowset
Distance: 0.41km



5 Potter Street Old Toongabbie NSW 2146

First Rental Price: \$560/W
 Current Rental Price: \$550/W
 First Listed Date: 14 Jun 2019
 Current Listed Date: 5 Jul 2019



Category: House: One Storey / Lowset
 Distance: 0.47km



12 Preston Road Old Toongabbie NSW 2146

First Rental Price: \$380/W
 Current Rental Price: Not Disclosed
 First Listed Date: 9 Apr 2019
 Current Listed Date: 16 May 2019



Category: House: One Storey / Lowset
 Distance: 0.38km



127 Binalong Road Old Toongabbie NSW 2146

First Rental Price: \$360/W
 Current Rental Price: \$350/W
 First Listed Date: 18 Feb 2019
 Current Listed Date: 6 Mar 2019



Category: House: One Storey / Lowset
 Distance: 0.63km

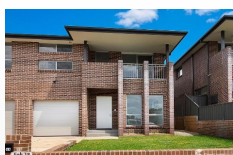


133 Binalong Road Old Toongabbie NSW 2146

First Rental Price: \$480/W
 Current Rental Price: \$480/W
 First Listed Date: 27 Apr 2019
 Current Listed Date: 27 May 2019



Category: House: One Storey / Lowset
 Distance: 0.71km



2A Burrabogee Road Old Toongabbie NSW 2146

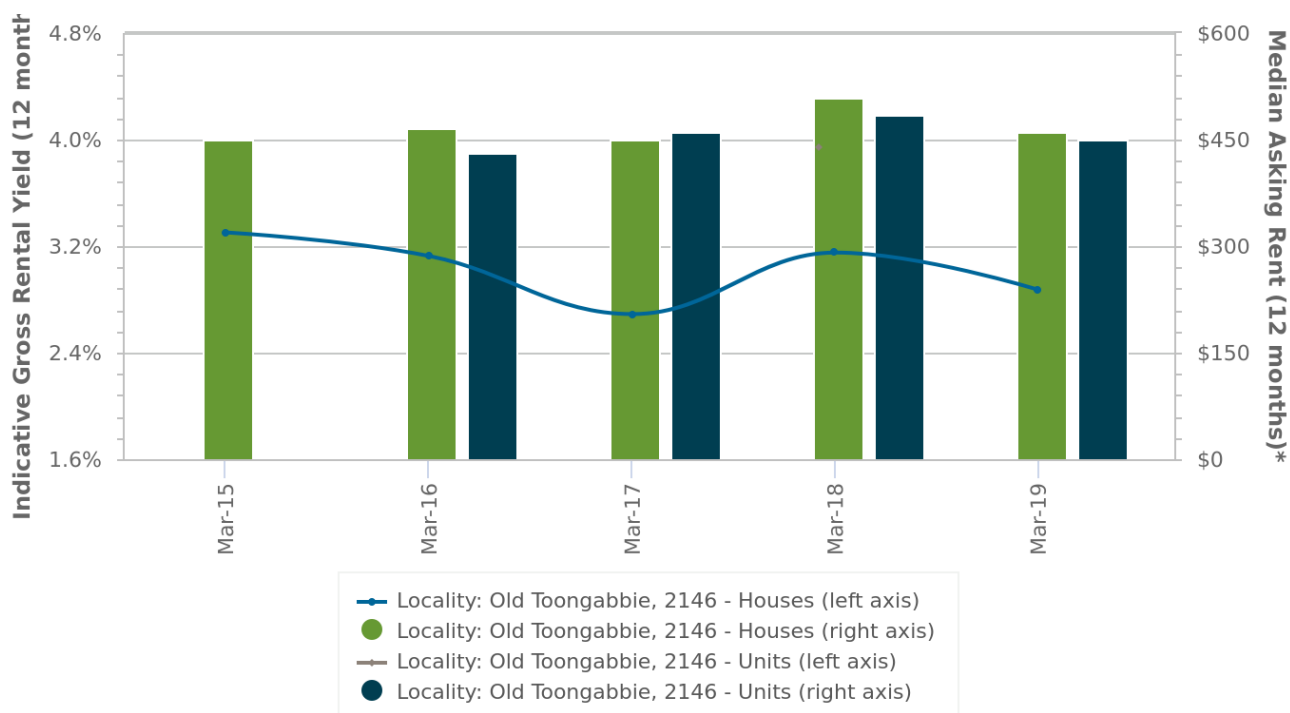
First Rental Price: \$690/W
 Current Rental Price: \$670/W
 First Listed Date: 7 Jun 2019
 Current Listed Date: 5 Jul 2019



Category: House: Duplex
 Distance: 0.11km

► STATISTICS SUMMARY

Suburb Rental Statistics



*Statistics are calculated over a rolling 12 month period

Rents By Property Type - Houses and Units

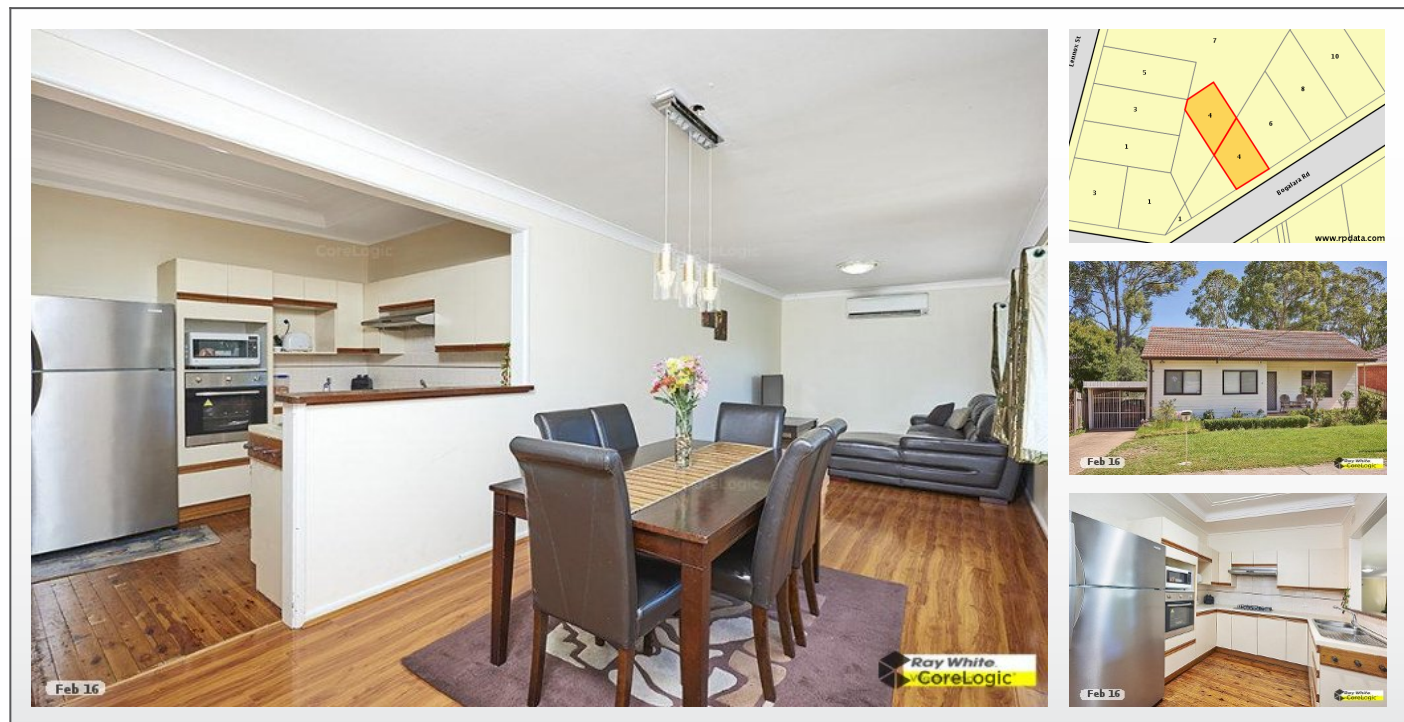
		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
HOUSE	1 bedrooms	1	\$335	\$335	\$335	\$335
	2 bedrooms	3	\$350	\$399	\$350	\$366
	3 bedrooms	8	\$364	\$549	\$435	\$443
	4 bedrooms	1	\$669	\$669	\$670	\$669
	5 bedrooms	1	\$675	\$675	\$675	\$675
TOTAL HOUSE		14			\$414	\$451
UNIT	2 bedrooms	1	\$450	\$450	\$450	\$450
	3 bedrooms	0	null	null	null	null
TOTAL UNIT		1			\$450	\$450
GRAND TOTAL		15			\$420	\$451

Average Number Of Days Advertised

		Quantity	Average Number Of Days Advertised
HOUSE	\$500 - \$599	1	27
	\$600 - \$699	2	112
	\$400 - \$499	6	42
	\$300 - \$399	5	35
UNIT	\$400 - \$499	1	73

► SUGGESTED RENTAL PRICE

4 Bogalara Road Old Toongabbie NSW 2146



► ESTIMATED RENTAL PRICE

Estimated Weekly Rental Price: \$450

Prepared On: 10 Jul 2019

Prepared For:

► AGENT DETAILS



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