



26/08/2016
Best Property 4U

Attention : David Cross

Re Rental Appraisal : 165 Ann st Kallangur

Thank you for the opportunity to present a Market Rental Assessment on the above property.

General:

This dwelling Hi-set home consists of 3 bedrooms, ensuite to master, 2 bathrooms, + a study, + a media room, tiled & carpeted living areas, air conditioned to living and master bedroom, security screens, vertical blinds. Kitchen has stone bench tops and stainless steel appliances, gas stove cook top, electric oven, and dishwasher. Fans throughout, SLUG with remote access, and separate car space, outdoor entertainment and fully fenced yard.

To provide you with a good understanding of the rent price you might achieve, I have included some recent properties currently available for rent, of a similar standard for you to compare with:

47 71-77 Goodfellows Rd Kallangur

3 brm, 2 bath, 1 car, \$350.00

3/149 Duffield Rd Kallangur

3brm, 2 bath, 2 car, \$350.00

42 Grahams Rd Strathpine

3 brm, 2 bath, 2 car, \$ 360.00

2/154 Goodfellows Rd Kallangur

3 brm, 2bath, 2 car \$ 345.00

The above properties are to be used as a guide and are designed to assist you in arriving at a potential rental figure.

I believe a 3x2x2 will rent for approx. 350.00 to 365.00

Thank you for the opportunity to provide you with a rental appraisal and the prospect of assisting you further.

Kind Regards

Kaylene Walker (Huntview Pty Ltd)



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This unit can be sublet as a 2x2x1 & 1x1x1

To provide you with a good understanding of the rent price you might achieve, I have included some recent properties currently available for rent, of a similar standard for you to compare with:

8/26-28 Nightengale Drive Lawnton

2 brm, 2 bath, 1 car, \$305.00

6/149 Duffield Rd Kallangur

2brm, 2 bath, 2 car, \$300.00

2/137 Duffield Rd Kallangur

2 brm, 2 bath, 2 car, \$ 305.00

11/1 Linear Drive Mango Hill

3 brm, 2bath, 2 car \$ 310.00

The above properties are to be used as a guide and are designed to assist you in arriving at a potential rental figure.

I believe a 2x2x1 would rent for approx. \$290.00 – 305.00 and a 1x1x1 \$190.00 – 210.00

Thank you for the opportunity to provide you with a rental appraisal and the prospect of assisting you further.

Kind Regards

Kaylene Walker (Huntview Pty Ltd)