



32 GYMEA DRIVE GARDEN SUBURB NSW 2289

Prepared on 15th October 2024

Kim Oldham
McGrath Lake Macquarie

3/482 The Esplanade
Warners Bay NSW 2282

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McGrath

The Proprietor
32 Gymea Drive
Garden Suburb NSW 2289

15th October 2024

Dear Reader,

Thank you for the opportunity to appraise your property at 32 GYMEA DRIVE GARDEN SUBURB NSW 2289

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

Yours Sincerely,

Kim Oldham
McGrath Lake Macquarie
3/482 The Esplanade

Warners Bay NSW 2282
m: 0427 305 515

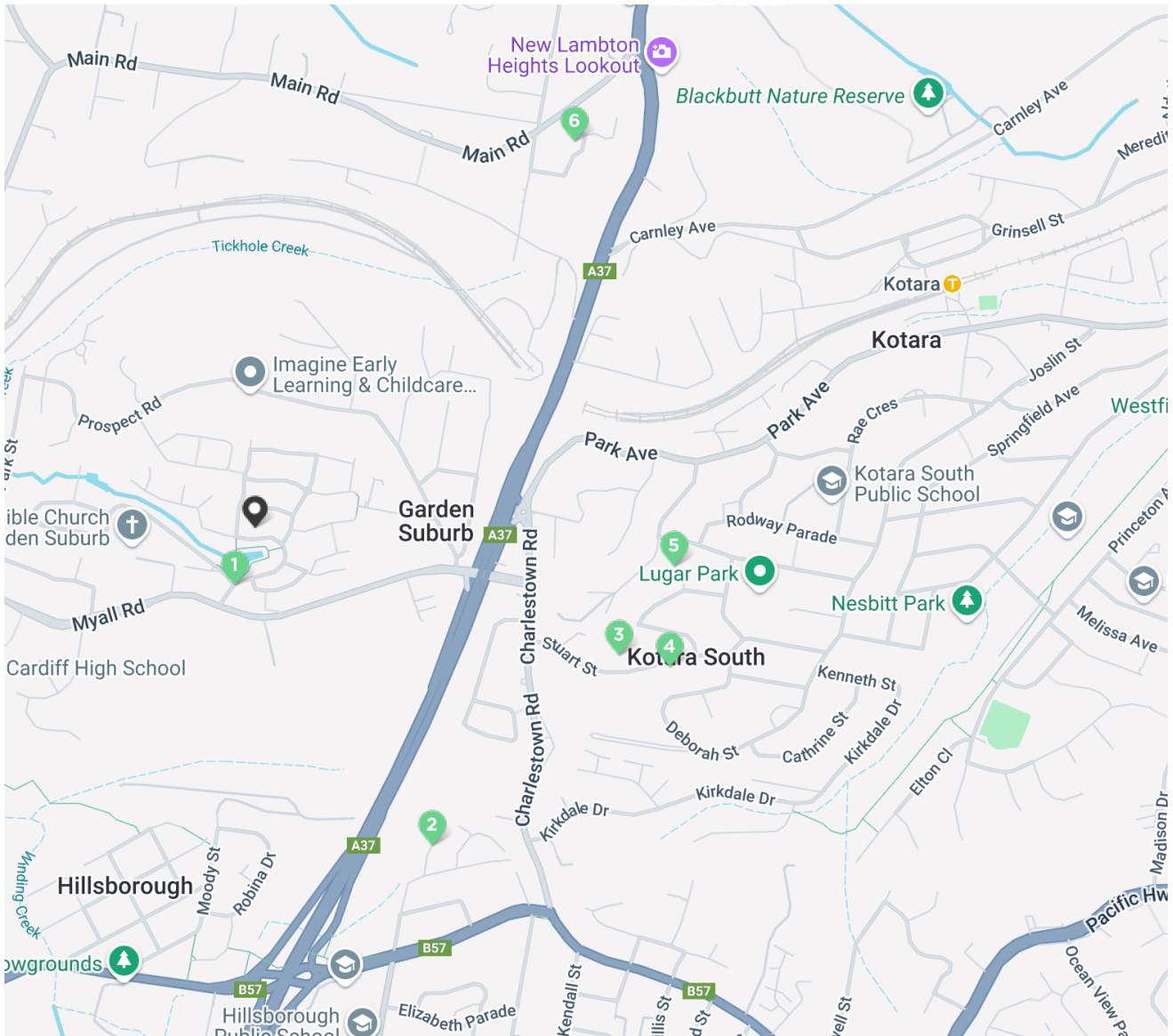
Floor Plan



McGrath

Scale in metres, indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

Comps Map: Rentals

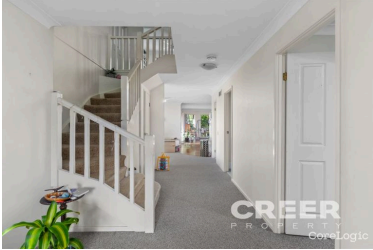


1	4 GYMEA DRIVE GARDEN SUBURB NSW 2289	4	2	3	\$730
2	6 WALL CLOSE CHARLESTOWN NSW 2290	5	3	2	\$980
3	23 STUART STREET KOTARA SOUTH NSW 2289	4	2	-	\$780
4	16 STUART STREET KOTARA SOUTH NSW 2289	4	2	1	\$825
5	6 PENELOPE PLACE KOTARA NSW 2289	4	2	2	\$800
6	4 HOLLYWOOD PARADE NEW LAMBTON HEIGHTS NSW 2305	4	1	2	\$800

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 4 GYMEA DRIVE GARDEN SUBURB NSW 2289



4 2 3 1,067m² 253m²
 Year Built 1990 DOM 7 days
 Listing Date 21-Aug-24 Distance 0.17km
 Listing Price \$730 Per week

2 6 WALL CLOSE CHARLESTOWN NSW 2290



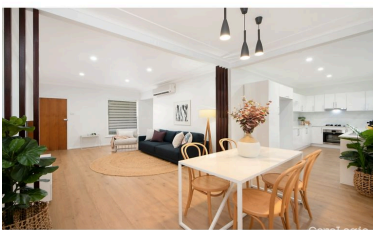
5 3 2 570m² 235m²
 Year Built 2005 DOM 5 days
 Listing Date 18-Jul-24 Distance 0.99km
 Listing Price \$980 Per Week

3 23 STUART STREET KOTARA SOUTH NSW 2289



4 2 - 436m² 190m²
 Year Built - DOM 22 days
 Listing Date 23-Sep-24 Distance 1.05km
 Listing Price \$780 pw

4 16 STUART STREET KOTARA SOUTH NSW 2289



4 2 1 616m² 109m²
 Year Built 1960 DOM 16 days
 Listing Date 15-Jul-24 Distance 1.19km
 Listing Price \$825 pw

5 6 PENELOPE PLACE KOTARA NSW 2289



4 2 2 669m² 158m²
 Year Built 1980 DOM 4 days
 Listing Date 23-Jul-24 Distance 1.14km
 Listing Price \$800 pw

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

6 4 HOLLYWOOD PARADE NEW LAMBTON HEIGHTS NSW 2305

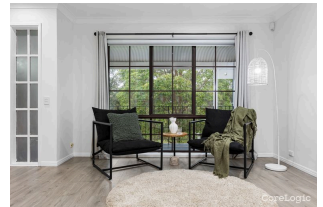


4 1 2 576m² -
Year Built - DOM 25 days
Listing Date 09-Sep-24 Distance 1.35km
Listing Price \$800 per week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

32 GYMEA DRIVE GARDEN SUBURB NSW 2289



Appraisal price range
\$850 - \$900 pwk

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