

12/03/2026

Rental Appraisal for: 23 Walmsleys Road, Bilambil Heights NSW 2486

To whom it may concern,

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

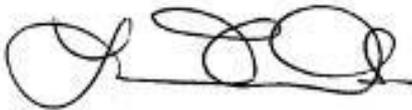
Based on the current condition of the property, strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of:

\$825 to \$875 per week

Should you require any further information or have any further questions, please do not hesitate to contact me directly.

I look forward to hearing from you in the near future.

Yours faithfully,



Liam Arnold
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McGrath

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