

# Your Rental Appraisal

February, 2025

To whom it may concern,

## RENTAL APPRAISAL OF 705/3 TURNBERRY AVENUE, MAGENTA

McGrath Property Management is pleased to provide a rental appraisal for the properties located at the above address. It is our professional opinion that the properties, in their current condition, would achieve weekly rental returns as detailed below, subject to council approval.

- Ground Floor	1 Bedroom, 1 Bathroom	<b>\$550-\$600 per week</b>
- First Floor	Self-Contained Studios	<b>\$400 per week each</b>
- Entire Property	3 Bedrooms, 3 Bathrooms	<b>\$850-\$900 per week</b>

This appraisal may vary depending on the supply and demand of other properties at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate. In addition, this rental appraisal is subject to the property meeting both Council and Fair Trading compliance requirements.

Should you require any further information, please feel welcome to contact me.

Warmest regards,



Luann Egan  
New Client Consultant  
Mobile: 0431 033 197  
luannegan@mcgrath.com.au

McGrath Property Management  
Avoca Beach Ettalong Gosford Hunter Valley  
Lake Macquarie Long Jetty Terrigal Toukley ABN 57 166 142 243

**McGrath**  
Property Management

Disclaimer: The appraisal figure in this report represents an estimate of the rent that the above property could reasonable expect to achieve in the current rental market. This estimate has been provided free of charge and is not to be construed as a valuation. It is valid for 30 days from the date of the appraisal.