



Kahuana

April 2026

Holiday Rental Appraisal

295A The Round Drive, Avoca Beach NSW 2251

We value the opportunity to prepare this holiday rental appraisal for 295A The Round Drive, Avoca Beach NSW 2251. In forming our assessment, we take into consideration:

- Comparable short-term rental properties within the surrounding coastal market
- The home's layout, presentation and guest appeal
- Location, outlook and proximity to beaches, cafés and village amenities
- Seasonal demand trends and booking behaviour
- The current supply and performance of quality holiday homes in the region

Property Overview

295A The Round Drive in Avoca Beach presents as a substantial lakefront residence with strong appeal for premium holiday rental. Positioned in a tightly held enclave with an absolute waterfront setting, the home enjoys an easterly aspect and uninterrupted water views, just a short stroll from the beach. Spanning two expansive levels, the property offers generous accommodation suited to large or multi-generational stays. With resort-style features and seamless indoor-outdoor flow, it delivers a relaxed coastal lifestyle within easy reach of Sydney.

Estimated Holiday Rental Performance

Based on our analysis of comparable properties and current market conditions, it is our professional opinion that the home could achieve an estimated nightly rate of approximately:

- Peak Season:** \$1,475.00 - \$1,800.00+ per night
Mid-Season: \$1,200.00 - \$1,350.00+ per night
Low-Season: \$950.00 - \$1,075.00+ per night

The above figures represent indicative base rental income prior to management fees; cleaning, linen and any applicable third-party booking fees are charged in addition to the nightly rate and typically paid by the guest.

For a full overview of expected revenue, seasonal event performance, midweek and weekend median rates, projected occupancy, comparable peak pricing and expense considerations, please refer to our comprehensive appraisal available by scanning the QR-code.

If you have any questions or would like to arrange a visit onsite, please do not hesitate to contact us; it would be our pleasure to provide you with our expertise.

With warmest wishes,

Jess Thorn

Jess Thorn
Director (LIC)

Scan to view
detailed appraisal

