

# McGrath

9th July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 3 Carnarvon Court, Lennox Head NSW 2478.

As requested, I have viewed the listing & considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market I believe the property could achieve a rental figure in the vicinity of \$900.00 per week in the current market.

Closest comparable rental that has leased;

6 Fieldcrest Place, Lennox Head NSW 2478 – 5 Bed, 2 Bath, DLUG leased in July 2023 for \$880.00 per week

3 Cowrie Street, Lennox Head NSW 2478– 4 Bed, 2 Bath, DLUG leased in June 2024 for \$880.00 per week

Should you have any queries or would like to discuss your leasing options further please ensure to reach out.

Yours sincerely



Kimberley Virtue  
**New Business Manager**

*Encl.*

*Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.*

## **BALLINA**

176 River St  
Ballina NSW 2478  
T +61 2 6618 3399

## **BYRON BAY**

Shop 7a, 21-25 Fletcher St  
Byron Bay NSW 2481  
T +61 2 6639 1200

## **ALSTONVILLE**

3/78A Main Street  
Alstonville NSW 2477  
T +61 2 6618 3399

## **LENNOX HEAD**

47 Ballina Street  
Lennox Head NSW 2478  
T +21 6687 6155