

McGrath

6th February 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 13 Cowrie Street, Lennox Head NSW 2478.

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

Given a suitable marketing program & current market we believe the property could achieve a rental figure in the vicinity of \$800.00 to \$850.00 per week in the current market.

Closest comparable rental that has recently leased;

2/40 Habitat Way, Lennox Head- 2 Bed, 2 Bath & SLUG leased for \$800 per week January 2025.
12B Stonehenge Place, Lennox Head- 2 Bed, 1 Bath & DLUG with office leased for \$850 per week February 2025.

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

Yours faithfully,



Kimberley Virtue
BDM & Team Leader of McGrath Lennox Head

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.

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