

# McGrath

20<sup>th</sup> May 2024

To Whom it May Concern,

Thank you for the opportunity to provide you with a current appraisal of 8 Angus Kennedy Close, Lennox Head NSW 2478.

As requested, I have viewed the property plans & photos & 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 \$950.00 to \$1,050.00 per week in the current market. Included in the rent would need to be a monthly gardener to assist with the garden maintenance.

Closest comparable rentals that have leased;

2 Stirling Street, Lennox Head- 4 Bed, 2 Bath, DLUG – leased November 2023 for \$925.00 per week- 13 days on market.

41 Amber Drive, Lennox Head- 4 Bed, 2 Bath, DLUG- leased November 2023 for \$1,050.00 per week – 8 days on market.

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

Yours sincerely



Kimberley Virtue  
**Licensed Real Estate Agent**  
**Senior Property Manager & 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.*

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## **LENNOX HEAD**

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