

33 Outrigger Road, Lennox Head Rental Appraisal

27th February 2026

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal. As requested, I have viewed the property photos 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 & condition, we believe the house + pool could achieve a rental figure in the vicinity of \$1,050 to \$1,150 per week in the current market. Included in the rent would be the monthly pool service & the tenants would pay the treatment costs. We believe the studio would rent in the vicinity of \$450 - \$500 per week in the current market.

Recent comparable rental;

1 Banksia Avenue, Lennox Head - Leased October 2025 for \$1,100 per week

54 Habitat Way, Lennox Head - Leased February 2025 for \$450 per week

If you have any questions or would like to discuss your leasing options further, please don't hesitate to contact me.



Kimberley Virtue
Head of Property Management

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.

McGrath

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176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
Alstonville NSW 2477
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Lennox Head
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Byron Bay
7A/21-25 Fletcher Street
Byron Bay NSW 2481
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Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capvale Pty Ltd ABN 42 865 134 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head
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