

30<sup>th</sup> May 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 54 Beacon Road, Teven 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 \$1,500.00 to \$1,600.00 per week in the current market. Included in the rent would need to be lawn & garden maintenance & the pool service.

Closest comparable rentals that have recently leased;

25 Phoenix Drive, Tintenbar NSW 2478- 4 Bed, 2 Bath, DLUG with pool- \$1,590 per week.

14 Ross Lane, Kinvara NSW 2478- 4 Bed, 2 Bath, Carport- \$1,400 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  
**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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