

# McGrath

8th August 2024

To whom it may concern,

Thank you for the opportunity to provide you with a current appraisal of 6 Castle Drive, 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 \$850.00 to \$950.00 per week for the main house and \$500.00 to \$600.00 per week for the studio in this current market. Included in the rent would be a monthly pool service, tenants would pay the treatment costs as well as garden & lawn maintenance.

Closest comparable rentals that have recently leased;

79 Montwood Drive, Lennox Head - 4 Bed, 2 Bath, 2 car with pool leased in January 2024 for \$870 per week.  
3 Sailfish Avenue, Lennox Head - 4 bed, 2 bath, 2 car leased in January for \$900 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.*

## **BALLINA**

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## **ALSTONVILLE**

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## **LENNOX HEAD**

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