

McGrath

25th July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 15 Fieldcrest Drive, Lennox Head NSW 2478.

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 we 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 regular gardener & a monthly pool service tenants pay for treatment costs.

Closest comparable rental that has leased recently;

48 Sandstone Crescent, Lennox Head- 4 Bed, 2 Bath, DLUG leased in March 2024 for \$1,000 per week
41 Hutley Drive, Lennox head- 4 Bed, 2 Bath, DLUG with pool lead in May 2024 for \$1,000 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
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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