

# 58 Hutley Drive, Lennox Head Rental Appraisal

17th 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 property could achieve a rental figure in the vicinity of \$950 to \$1050 per week in the current market. Included in the rent would be the monthly pool service & the tenants pay the treatment costs.

#### Recent comparable rentals;

1 Banksia Avenue, Lennox Head - 4 Bed with pool - leased Oct 2025 for \$1,100 per week

2 Cooloola Avenue, Lennox Head- 3 Bed, no pool - leased Dec 2025 for \$950 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.

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## McGrath

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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  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay