

# McGrath

6th August 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 28 Stoneyhurst Drive, Lennox Head NSW 2478.

As requested, I have viewed the property photos and considered the potential leasing of the properties 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 \$1,300.00 to \$1,500.00 per week in the current market.

Closest comparable rental that has leased recently;

7 Angus Kennedy Close, Lennox Head- 4 Bed, 3 Bath, 5 Car, pool- leased June 2024 for \$1,250 per week

10 Sapphire Ct, Lennox Head- 4 Bed, 2 Bath, DLUG, pool & ocean views- leased March 2024 for \$1,500 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.*

## BALLINA

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## BYRON BAY

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## ALSTONVILLE

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## LENNOX HEAD

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