

# McGrath

McGrath HV Pty Ltd trading as McGrath Hunter Valley

80 Vincent Street Cessnock NSW 2325

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13<sup>th</sup> February 2025

To Whom It May Concern,

**RE: 11 Watson Street BELLBIRD NSW 2325**

Thankyou for allowing McGrath Hunter Valley the opportunity to provide you with a current rental appraisal for the above mentioned property.

When looking at current market activity and recently leased comparable properties, we believe the above property would achieve a rental return in the vicinity of **\$600 - \$650 per week**.

Should you require any additional information regarding the above appraisal, or our property management services, please do not hesitate to contact me on **0402 051 156** or at [leeforbes@mcgrath.com.au](mailto:leeforbes@mcgrath.com.au), or contact the office on **02 4038 1300**.

Yours Faithfully



**Lee Forbes**  
**McGrath Hunter Valley - Property Management**  
**02 4038 1300**  
**[leeforbes@mcgrath.com.au](mailto:leeforbes@mcgrath.com.au)**

**DISCLAIMER:** The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation and valid for three months.