

Rental Assessment

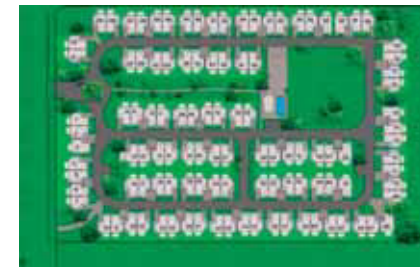
43 River Road, Bundamba Qld 4304 Australia

Architecturally designed three bedroom two level villas featuring:

- 3 spacious carpeted bedrooms with built-in robes
- Master bedroom with ensuite
- Contemporary open-plan living
- Covered patio
- Gourmet kitchen
- Quality bathroom & ensuite with stone vanity tops
- Air-conditioning to living area
- Automatic Colorbond panel lift garage door

Convenient car parking is provided via carport and lock up car garaging at the front of each residence allowing a courtyard to be situated at the rear of the villa for private entertaining and relaxing.

Lifestyle facilities include a pool, BBQ entertaining area and for those looking for fun and exercise, a basketball half court is also included in this centrepiece. All these, including a large park and recreation area are connected by a convenient landscaped pathway.



This assessment is backed by our Comparative Market Analysis, which is based upon three main factors.

Recent properties rented in the area, Other properties currently for rent, Our Property Management expertise.

Taking into account the above three factors in today's market. It is estimated that these Villas have the potential to achieve up to \$330pw.

It has been a pleasure to provide you with this rental opinion. Please feel free to call me if you have any questions or require further information on (07) 32819655 anytime.

Lyn Torpy
Manager

DISCLAIMER. This Appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.