

DaynesProperty

January 2019

To whom it may concern,

RE: 27 Marnham Street, Acacia Ridge QLD 4110

In regards to the rental estimate for the above mentioned property we have taken into consideration the location, its close proximity to amenities, the overall quality of the property and its fixtures and inclusions.

From a property management perspective, the following features make it a desirable dwelling for tenants:

- Tropical gardens surrounding property, overlooked by lovely front and back verandahs
- Open plan kitchen living and dining
- Living with air conditioner, modern downlights
- Kitchen with stainless steel appliances, stone bench tops, breakfast bar
- Kitchen flows through to amazing front deck overlooking leafy backyard
- Three good sized carpeted bedrooms, full of natural light
- Master bedroom with built-in storage and air conditioner, timber doors opening to front verandah
- Bathroom with shower over small bath and storage cupboard
- Single lock up garage behind plus-sized single carport with electric roller door
- Fully fenced block with plenty of green space to enjoy

After researching comparable rents achieved in the area and the current state of the rental market, I am confident that this property would achieve rent to the value of approximately **\$450 per week**.

For further information or enquiries about our comprehensive property management services, please do not hesitate to contact us.

Yours faithfully,
Daynes Property