

# DaynesProperty

February 2019

To whom it may concern,

**RE: 23 Mulvey 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:

- Lovely street appeal, neatly presented home
- Living to the front of the home with ceiling fan
- Three bedrooms with ceiling fans and built in wardrobes
- Charming bathroom with shower over clawfoot bath
- Eat-in kitchen, plenty of storage and bench space
- Covered extension off kitchen, incorporating laundry
- Security shutters to windows
- Flat, fenced back yard
- Drive through access to yard
- Solar hot water

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 **\$350 per week**.

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

Yours faithfully,  
Daynes Property