

DaynesProperty

February 2019

To whom it may concern,

RE: 27 Scouse 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:

- Leafy front patio frames entrance to home
- Air conditioning and ceiling fans to living and kitchen
- Open plan kitchen living and dining, incorporating additional sunroom to the front
- Neutral two pac cabinetry, laminate benchtops, stainless steel appliances
- Master bedroom with en-suite, walk in wardrobe ceiling fan and air conditioner
- Second bedroom with air conditioner, fan, built in storage and additional study nook
- Third bedroom with storage and ceiling fan
- Bathroom with modern shower, separate toilet
- Tiled laundry with storage
- Blockout blinds throughout
- Insect and security screens throughout
- Single car lock up garage and/or shed, parking on driveway
- Lockable garden shed

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 **\$420 per week**.

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

Yours faithfully,
Daynes Property