

DaynesProperty

February 2019

To whom it may concern,

RE: 32 Oxley 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 corner block, generous outdoor spaces
- Beautifully polished timber floors complimented by neutral colours throughout
- Shady front deck overlooking beautiful front yard
- Lovely kitchen with neutral cabinetry with ample storage, plenty of bench space, stainless steel appliances
- Opens through to living area encompassing dining, cleverly converted sunroom
- Three bedrooms, master with air conditioner, two bedrooms built in storage
- Family bathroom fresh and modern, shower over bath and storage
- Laundry to the rear of the home with additional toilet
- Concrete patio area, partially undercover
- Double lock up garage with workshop space to the rear
- Double carport to the front of the property

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 **\$430 per week**.

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

Yours faithfully,
Daynes Property