

# DaynesProperty

## Rental Appraisal

\$410 per week

28 Benton Street ACACIA RIDGE

597sqm

4 bed

1 bath

1 car



This property has been completely modernised, while showcasing the original features for which these homes are much sought after. The hardwood timber floorboards have been refreshed with a glossy finish and are perfectly complemented by the tasteful colours on the walls. This desirable low-set property is of solid construction, has a great layout and is perfect for families.

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:

- Complete renovation, including new paint internal and external
- Open plan kitchen, living and dining
- New kitchen sleek and modern, with stainless steel appliances, glossy white bench tops and cabinetry, breakfast bar
- Air conditioned living area expands out to front patio
- New bathroom featuring floor to ceiling tiles, vanity with storage, designer fixtures
- Four bedrooms, all including ceiling fans and venetian blinds
- Single car lock up garage with drive through access to yard
- Fully fenced and secure backyard, private and ideal for children and pets

### Acacia Ridge Highlights

13-16km from Brisbane CBD

Elizabeth Street Shopping with cafes & boutique shops

Acacia Market Place with Woolworths & Aldi

Great range of good local schools

Access to Beaudesert Road, Ipswich Motorway and nearby cultural precincts

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

*Vari Wentworth-Sheilds*



**Vari Wentworth-Sheilds**

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# Your local real estate agency.



Independent Family Agency



Community Focus



Local Area Knowledge



Quality & Effective Marketing



Transparent Service

## Our Property Management Services

### Points of difference

#### 1. Family owned and operated

Family owned and operated, based in Acacia Ridge. We are the market experts as this is our area of focus; all other agencies are out of area. We can show properties easily, we have strong community ties, a great local database and can keep a regular eye on your investment.

#### 2. Team work

We have a role focused, team based model where the team manages the whole rent roll together. We have found this to be a much better system than one property manager trying to juggle all the complexities of looking after your property.

#### 3. Investment in marketing

We invest considerably into property marketing on every property we manage. This includes signage, professional photography and prominent ads on major portals.

#### 4. Specialist team

We have a full time Maintenance Manager that carries out property condition inspections and maintenance where required. This cuts down a lot of costs and saves time/money. With a dedicated, hands-on property manager you have someone focused on preventative maintenance, compliance and tenant education.

#### 5. Communication flow

Online portal to access statements, inspections etc. Accessible to both you and the tenants for maximum transparency and efficiency of communication.

**3488 8190**

**DaynesProperty.com**