

Rental Appraisal

\$300 per week

5 Coley ACACIA RIDGE

766sqm 3 bed 1 bath 2 car



Only minor upgrades have been applied to the kitchen and bathroom, the carpets have been pulled up to expose the timber floors. The larger than average proportions of this home, generous outdoor storage and the central location, make this a great property for tenants.

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:

- Rendered low-set brick home, tiled roof, solidly built to last
- Hardwood timber floors throughout, carpet recently lifted
- Open plan kitchen, dining and living, kitchen with some upgrades
- Living with air conditioner, expanding into front entry sunroom
- Three good sized bedrooms, one with ceiling fans and built ins
- Bathroom in original condition with upgraded vanity
- Yard includes multiple useful structures including double lock up garage, lockable garden shed and timber pavilion
- Rainwater tank collecting water off roof
- Concrete driveway to rear garage, suitable to accommodate multiple cars tandem parked
- Fully fenced, flat block

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



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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.

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