

17 February 2022

To Whom it May Concern,

Re: Rental Appraisal for 1/2 Wattle Avenue, Bogangar NSW 2488

It is our opinion that the above-mentioned property would likely yield between \$750 - \$800 per week on a permanent rental basis.

The attached 3 bedroom, 2 bathroom duplex has been recently renovated and improvements include an outdoor 7x3 meter swimming pool, enclosed privacy fencing, air conditioning units to upstairs and downstairs and new kitchen appliances.

The property is located within 1km of Cabarita Beach's popular shops, cafes, restaurants and supermarket, Norries Headland, local primary school, the patrolled beach and public transport facilities which would appeal to array of tenants.

Due to holiday let and high occupancy levels in Bogangar, demand for rental properties is extremely high and investors enjoy excellent permanent rental returns if managed correctly. Please be advised that this appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

If you have any questions or require further information, please don't hesitate to contact me on 0477 122 559 or via email: brent@lsproperties.com.au

Kind Regards,



Brent Savage
Property Area Specialist
0477 122 559
LS Properties