

03 May 2023

To Whom it May Concern,

Re: Rental Appraisal for 3/89 Kingscliff Street, Kingscliff

Having regard to permanent rentals of similar properties in the area we are of the opinion that if placed on the rental market today \$1,000 - \$1,050 per week rental income could be achieved.

Property Features:

- Architecturally designed, North facing just footsteps from the beach
- Open plan kitchen, living and dining area, opening onto an alfresco terrace
- A separate spacious laundry on the ground floor with external access
- Another living area on the second floor, opens to a north-east balcony
- Sunny master suite occupies entire top level with a walk-in robe, ensuite
- Two generously sized bedrooms and the main bathroom on second floor
- An abundance of space and storage on offer throughout
- Peaceful and private backyard complete with outdoor shower
- Rare lower level double garage, large storage

3/89 Kingscliff Street is situated in a highly sought after area with great accessibility to the beach, shops and facilities, which would appeal to both permanent and holiday rentals.

This is a personal opinion only and should not be used by any third party without written authority.

Vacancy rates are extremely low in Kingscliff and investors enjoy excellent permanent and holiday 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.

Kind Regards,

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