

02 August 2023

To Whom it May Concern,

Re: Rental Appraisal for 8 Edinburgh Court, Pottsville

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:

- Four bedrooms, complete with built-in robes.
- Huge master bedroom with ensuite and walk-in robe
- Spacious open plan living and dining area + separate lounge room
- Gourmet kitchen with Smart Stone benches and soft close doors
- Feature combustion fireplace
- Huge covered outdoor entertaining area with fans.
- Double garage with auto tilt panel door
- Established, easy care gardens with irrigation from spear pump
- 934 square metre block

8 Edinburgh Court 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 Pottsville 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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