

19 February 2024

To Whom it May Concern,

Re: Rental Appraisal for 30 Denman Drive, Cudgen NSW 2487

Having regard to permanent rentals of similar properties in the area we are of the opinion that if placed on the rental market today \$1200 per week rental income could be achieved.

This is a spacious property with 4 bedrooms and 3 bathrooms. This includes a stand alone studio with separate access at the front of the property. There is also open plan living, private enclosed yard with multiple breakout spaces, wrapped around a beautiful pool area. This property also has space for further off-street parking and 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 the Tweed Coast area 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.

If you have any questions or require further information, please feel free to contact us.

Kind Regards,

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