

16 May 2024

To whom it may concern,

Re: Rental Appraisal for 6/15 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 \$700 - \$715 per week rental income could be achieved.

Primely located with back gate access straight over to the beach and just a short stroll to the bowls club, main cafe precinct and shops.

Property Features:

- Good size kitchen
- Bright and airy living area
- 3 Bedrooms (main with ensuite)
- Laundry and third toilet on bottom level
- Good size garage with internal access
- Back gate access over to the beach
- Close to beach, shops, cafes, restaurants, child care and medical
- 15 minutes to Gold Coat Airport approx.
- 35 minutes to Byron Bay approx.
- 5 minutes to new Tweed Valley hospital (under construction).

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,

Leanne Morris
Sales
0434 490 877
leanne@lsproperties.com.au

Kristy Clear
Sales
0403 713 571
kristy@lsproperties.com.au