

# ARBOUR RESIDENCES.

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## RENTAL APPRAISAL "Arbour Residences" Townhouse , PIMPAMA, Qld. 4209.

Thank you for your request to have an assessment provided, regarding expected rental return on individual properties within "Arbour Residences" development.

### 3-bedroom, 2 storey Townhouse.

#### Features - Upstairs:

- Master bedroom, airconditioned, walk-through double robe, plush carpet, block out roller blinds, and tiled, spacious, ensuite.
- Bedrooms 2 & 3 entail mirrored robes with shelving, plush carpet, ceiling fans, and block out roller blinds.
- Separate, well-appointed bathroom comprising generous shower, bath, vanity & basin.

#### Downstairs:

- Open plan, tiled, kitchen & dining area – opening onto alfresco. Kitchen is fitted with stainless steel appliances, gas cooktop, electric oven, stone bench tops, and plumbed fridge space. Block out roller blinds to both areas.
- Airconditioned, tiled, living area
- Separate laundry, and powder room.
- Single, remote lock-up garage with extra storage & internal access.

I am happy to provide my appraisal based on many years within the Property Management Industry, with an emphasis on properties within a Community Management Scheme. I have completed recent research in the supply & demand of properties offered for rent in the Northern Gold Coast area. As you would be aware, there are both seasonal changes & changes to business development that will have impact on job & employment opportunities, as well as supply & demand for housing. Happily, we have a very large shopping hub development well underway with stage 1 already completed, within only a 10-minute drive from "Arbour Residences" residential estate. I believe the following is a very realistic assessment of achievable rent.

**In the present market, I would indicate that achievable weekly rent to be within the range of \$440 - \$445 per week, with reasonable, graduated, increases on future lease extensions.**

Yours sincerely,



**Julie Mason**  
Property Manager  
Arbour Residences