



14TH July 2021

RENTAL APPRAISAL - “The Lanes Apartments – West Village”

2 Bedroom + Study - 2 Bath – 1 Car Space Type A4 & A4m - 103sqm

Congratulation on your purchase at The Lanes Apartments. We have provided an assessment, regarding expected rental returns on individual apartments within the The Lanes development.

We are happy to provide our appraisal based on many years within the Property Management Industry, with an emphasis on properties within a Community Management Scheme. We have completed recent research in the supply & demand of properties offered for rent in the Southern Gold Coast area, a key region within Australia's 6th largest city. As you would be aware, there are both seasonal changes & changes to business development that will have an impact on job & employment opportunities, as well as supply & demand for housing. There is a high demand for permanent new rental apartments in the Southern Gold Coast area as many families are relocating from the Southern States.

Apartments & Features:

All apartments are beautifully finished and feature:

- Fully ducted air-conditioning & individually controlled air-conditioning.
- Intercom for visitor access.
- Broadband cabling, NBN connections, MATV television/telephone/data points.
- Stone kitchen bench tops, high gloss cabinetry, and mirror splash back.
- Stainless steel European appliances including dishwasher, oven and induction cooktop.
- High quality large format tiles and quality carpet throughout.
- Custom designed stone vanities in en-suite & bathroom.
- Premium fitting & fixtures with mirrored sliding doors in the built-in robes.
- All window and balcony doors are double glazed.
- LED downlights are fitted through-out.

CENTURY 21. Central GC

P. (07) 5538 9199 F. (07) 5538 9499 Marina Concourse, Ross Street, Benowa QLD 4217 C21.com.au/benowa

Maximo Developments Pty Ltd trading as CENTURY 21 Central GC, ABN 18 655 110 086. Each office is independently owned and operated.



Facilities onsite:

Each building will link to the future retail village at The Lanes and feature ground-level retail and commercial spaces, and resident amenities including a pool and terrace area, lounge, sauna and gym. Residents will also enjoy an abundance of landscaped areas including a public outdoor Green.

Location

The Lanes Residences is located within the visionary master plan of The Lakes in Mermaid Waters. From its central position, The Lakes is only five minutes away from the retail and dining precincts of Broadbeach, Home to Pacific Fair and The Star Hotel and Casino, and 20 minutes to Gold Coast Airport.

Based on our research and comparable market report, we estimate this property should achieve the following returns:

“The Lanes Apartments – West Village”

**2 Bedroom + Study - 2 Bath – 1 Car Space
Type A4 & A4m - 103sqm**

\$720 to \$780 per week

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Berna Hudaverdi', with a stylized, flowing script.

Berna Hudaverdi
Property Manager
CENTURY 21 Central GC

M: 0414 755141
E: bernah@century21.com.au

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