

# LAWSON.

28 January 2025

To whom it may concern

Dear Sir/Madam,

**Re: Rental Appraisal - 395 Newport Road, Cooranbong NSW 2265**

This letter provides a rental appraisal for the property located at 395 Newport Road, Cooranbong NSW 2265, as per your request.

**Property Description**

The property comprises a brick veneer dwelling featuring three bedrooms, two bathrooms, and a dedicated study. Externally, it offers a double carport for convenient vehicle parking and additional side access for off-street parking options. The fully fenced rear yard provides privacy and security, complemented by a partially fenced front yard. A covered outdoor patio and well-maintained landscaped gardens enhance the property's appeal.

**Rental Appraisal**

Based on a thorough market analysis considering current demand, comparable rentals in the surrounding area, and properties currently managed by this agency, we estimate the potential rental income for this property to be \$600 per week.

For further information or to discuss this appraisal in more detail, please do not hesitate to contact me, Ben Lawson, your local market expert, at 0412 552 024.

Yours sincerely,

Ben Lawson

**LAWSON.**



Licensed Real Estate Agent

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