



Cairns Central

26/07/2021

RE: RENTAL APPRAISAL – 16 POOLWOOD CLOSE, KEWARRA BEACH

Good morning,

It is my pleasure to provide you with a rental value of the property at 16 Poolwood Road, Kewarra Beach. Careful consideration has been taken with current market trends, similar properties currently for rent and prices being achieved in the Kewarra Beach area.

When assessing the rental value of a property, we consider factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, and market trends. Obtaining a realistic rental value ensure that your property is let as quickly as possible, for a better financial return on your investment.

The house at Poolwood is unique with the size of the land and features of the house as well as externally with the deep pool and large shed. Because of this, there are no similar properties currently on the rental market, putting us in a unique position to set the standards for rentals in the area.

Based on current market demands and my local knowledge of the area, we would be confident in achieving between \$670.00 - \$700.00 per week.

I am happy to discuss any questions you may have and can be contacted on any of the below details.

Kind Regards,

A handwritten signature in black ink, appearing to read 'TW' or 'Tamara West'.

Tamara West

New Client Consultant

First National Real Estate Cairns Central and Cairns Beaches

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