



18th May 2021

To Whom it may Concern

Dear Sir

Re. Rental Appraisal for New Townhouses at 5 Kinsellas Road West, Mango Hill, QLD, 4509

Thank you for allowing RE/MAX Community to provide you with a rental appraisal for 64 new townhouses at the above address. These new townhouses, located in the quickly growing suburb of Mango Hill, Moreton Bay District, Kinsellas Residences is one of Heran Building Group's newest residential developments. Mango Hill is only 35 minutes from the Brisbane CBD and approximately 50 minutes to the tourist destination of the Sunshine Coast. Situated near local shopping areas, medical facilities, public transport/train stations, schools and childcare, this location is perfect for new home buyers and investors. The suburb of Mango Hill is increasingly in demand due to its reputation as a safe, friendly and conveniently located area. Access to many local schools and childcare make it particularly attractive to families with children.

These two storey new townhouses, all have an open living area, modern kitchen with dishwasher, 3 or 4 Bedrooms, 2 bathrooms, 3 toilets, en-suite to main bedroom, two air-conditioners, single or double lock up garage, and a swimming pool in the complex. The rent achieved for the property will be influenced by a number of influences including but not limited to the following factors:

- The time of year the property is available for rent
- The motivation of the landlord to obtain a tenant
- Tenant selection criteria required
- Lease specifics, including the term of the lease and start date
- Vacancy rate within the area.

Based on the current available rental possibilities within the area and above factors, it is estimated that the new townhouse would have a rental prospect of

- Single garage 3 bedrooms townhouses \$ 420 to \$ 440 per week.
- Double garage 3 bedrooms townhouses \$ 430 to \$ 450 per week.
- Double garage 4 bedrooms townhouses \$ 460 to \$ 480 per week.

However, in stating the above it is the owner's discretion to specify a particular rent requirement which we would be happy to work towards obtaining. Ultimately it is the market which determines the price; however there is strong interest for rental properties. If you have any further queries, please contact me on 0422 386 868 or 07 3343 3333.

Your sincerely

Cathy Cheng

Principal/Licensed Real Estate Agent
RE/MAX Community Realty

