

23rd August 2022

KEVIN NISSEN
BEBBEL PTY LTD
26 AMETHYST CT
CARRARA, QLD 4211

RE; Appraisal - 19 Broadwater Street, Runaway Bay, Qld 4216.

Thank you for inviting me to provide a valuation on your property in Broadwater street, Runaway Bay.

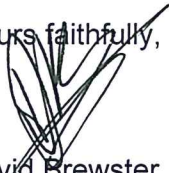
This property is located in a prime residential area of Runaway Bay. Close to the beach and local infrastructure. Situated on the northern end of the Gold Coast this area is popular with investors as well as owner occupiers.

The property in question comprises five bedrooms, two bathrooms with covered car parking. In our opinion the home has a current market value of \$725,000 based on recent sales of comparable properties in the area such as one sold in Pineridge road(465 Pineridge road) for \$725,000 earlier this year(April 2022).

A rental return of \$700 to \$800 per week is achievable with minimal vacancy throughout the year. We manage several rental properties in Runaway Bay and there is good demand for this type of home.

If you require any further information or would like proceed with marketing your property for sale, please do not hesitate to call me.

Yours faithfully,



David Brewster
Principal / Licensee
David@RealtyAttheBay.com.au
Realty At the Bay – Runaway Bay

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