

*The right choice*

**Drake**  
REAL ESTATE

November 2021

To Prospective Buyers and Investors:

### **Rental Appraisal – 49 Nareen Parade, North Narrabeen**

Thank you for allowing Drake Real Estate the opportunity to provide a current rental appraisal for **49 Nareen Parade, North Narrabeen..**

Based on the current strength in the rental market and taking comparable rentals into consideration we believe a realistic rent for this 3 bedroom home with 3 bathrooms and a single lock-up garage would be in the vicinity of **\$1100 per week**. The one bedroom granny flat is currently leased at \$400 per week and market rent might now be a touch higher at **\$450 per week**.

We at Drake Real Estate, pride ourselves on service. We offer quarterly property inspections which include written reports with photos to all of our clients. We minimise tenant disruption and potential damage to your investment property by handling maintenance issues pro-actively. In addition, Drake extensively vets applicants to ensure that they are reputable before they are put forward to you as potential tenants. This selection process includes a credit check with Trading Reference Australia Pty Ltd, both current and past employer and landlord references together with 100 points of identification.

Should you have any further questions or queries, please do not hesitate to contact me directly.

I look forward to hearing from you.

Yours sincerely,

*Khaleda Baluch*



**Khaleda Baluch** LREA  
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\*Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably achieve in the current rental market, valid for 30 days. This estimate is provided free of charge and is not to be construed as being a valuation.

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