



5th September 2023

Dear Investor,

Re: Rental Appraisal – 53 & 53a Pottery Circuit, Woodcroft NSW 2767

We refer to the above-mentioned property which is located Woodcroft NSW.

Our team has evaluated the current rental market and taken several factors into consideration, including recently leased properties in the area, active listings, and the unique features of this property.

We are thrilled to share that this single level home and granny flat with 5 bedrooms, 2 bathroom, and 2 car spaces has tremendous rental potential. Based on our market analysis, we estimate that with our essential marketing package, this property could achieve a rental return of the following:

- 53 Pottery Cirt: **\$700 - \$750 per week**
- 53a Pottery Cirt (2 bed, 1 bath): **\$350 - \$400 per week**

Single level homes and granny flats are highly sought after by tenants and often command a premium in the rental market. The spacious layout, amenities and convenient location of this property make it a desirable choice for couples, families and professionals.

If you have any questions, please do not hesitate to contact me on 0413 771 109. I look forward to the opportunity to help you maximise your property's potential.



Chloe Velasco
Investment Relations Manager
c.velasco@UrbanRealEstate.com.au
0413 771 109