



## THE CREST AT MEADOW SPRING

### RENTAL EXPECTATION

Mandurah Estate Agency has had the exclusive opportunity to appraise this magnificent master plan community for future rental returns.

DreamStart homes has designed "Dream Accent", a superb plan perfectly suited to families wanting a four bedroom and two bathroom home with stunning features. Dreamstart Homes has taken into consideration the natural bush surrounding to perfectly suit within the development requirements and showcase their craftsmanship.

Lots are surrounded by bush land and are only a couple minutes walk to Quarry Park and Meadow Springs Golf Course.

This home is 4 bedroom, 2 bathroom and with the following features these homes will surely impress even the most discerning tenants

- Gourmet chefs kitchen
- Open plan living area
- Activity and theatre room
- Alfresco for entertaining
- Double remote garage with shoppers entry.

With over 100 years' combined Property Management experience our team believes an anticipated rental return range of **\$380 to \$420** per week for this home.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting however here at Mandurah Estate Agency we constantly run with an excellent prospective tenant data base just waiting for homes like these.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

Properties at **THE CREST, MEADOW SPRINGS** we believe have it all!

Should you have any further questions please contact our property management department on 9586 4000 or email [mirvac@mandurahestateagency.com.au](mailto:mirvac@mandurahestateagency.com.au).

Kind Regards,  
Mandurah Estate Agency.

#### DISCLAIMER:

The rental appraisal is not a professional valuation. It should be used as a guide only. It should not be relied upon as a true and actual figure.

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