



Mandurah Estate Agency

MIRVAC RENTAL EXPECTATION OSPREY WATERS LOTS 239 - 254

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

These beautifully designed homes are perfect for tenants wanting easy care modern living. All homes have 3 bedroom, 2 bathroom, double remote garage, open plan living, rendered feature elevation and an assortment of features which will surely impress even the most discerning tenants.

With over 100 years' combined Property Management experience our team believes an anticipated rental return range of \$360 to \$380 per week.

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)

OSPREY WATERS, Estuary Living within the heart of Mandurah.

Should you have any further questions please contact our property management department on 9586 4000 or email 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.

Mandurah Estate Agency 84 Mandurah Terrace, Mandurah WA 6210

Phone: 08 95864000 Fax: 08 9535 1658

Email: mirvac@mandurahestateagency.com.au

Web: www.mandurahestateagency.com.au



MIRVAC RENTAL EXPECTATION

Osprey Waters Lots 226 - 231 Bridgewater Blvd, ERSKINE

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

House and land packages on Bridgewater Blvd are reasonably priced from \$340,450 to \$374,450. Lots are in a prime location close to Mandurah estuary.

Summit Homes Group has designed beautiful homes to perfectly suit each lot within the development requirements and showcase their craftsmanship.

All homes are 3 bedroom, 2 bathroom and with the following features these homes will surely impress even the most discerning tenants

- Contemporary elevations
- Choice of slimline venetians or vertical blinds to all windows
- Quality carpet, underlay stylish vinyl flooring
- 20mm stone benchtops to kitchen
- Double lock up garages
- 31 course high ceilings

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