

12th September 2025

2339 Beaudesert Beenleigh Rd, Tamborine

Thank you for the opportunity to appraise your potential rental property, zoned Rural Residential.

In my opinion as an asset manager, I believe you would achieve weekly rent of \$2850 – \$3100 per week. Please note that this appraisal figure is valid for a 30-day period only.

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.

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

- Comparison with similar properties
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – Proximity to Schools, shopping centres, hospitals and the M1

Features or benefits of the property

HOUSE 1 – Modern Family Home (Metricon Build) on approx. 1 acre

4 Bedrooms | 2 Bathrooms | 2 Car Garage

- Fully dog-fenced house yard
- Brick & Colourbond construction with portico and tinted windows
- High ceilings, formal entry, and ducted air with zoned control
- Security screens and double-door entry to master
- Master bedroom with walk-in robe and ensuite (double vanity, shower, toilet)
- Additional large room (theatre/rumpus or 5th bedroom) with walk-in robe
- Designer kitchen with:
 - Stone benchtops, 900mm gas cooktop & electric oven
 - Butler's pantry, utility cupboard, walk-in pantry
 - Dishwasher & breakfast bar
- Open-plan living/dining/lounge with built-in TV cabinet & wood fireplace
- Sliding doors to covered alfresco with ceiling fans



- Bedrooms with mirrored robes and ceiling fans
- Dedicated office with outside access
- Main bathroom with bath, shower, and separate toilet
- Internal laundry with outdoor access
- Insulated & solar power (5kW)
- HSTP septic system
- 2x rainwater tanks (approx. 67,000L)

Current Rental Appraisal \$1350 – \$1500 per week

HOUSE 2 –Cottage–Style Home on approx. 4 acres

3 Bedrooms | 1 Bathroom | 3 Car Spaces

- Fully dog-fenced house yard
- Hardiplank & Colourbond construction
- Open-plan lounge/dining with wood fireplace and access to verandah
- Kitchen with:
 - 900mm gas cooktop, electric oven, dishwasher
 - Breakfast bar and rangehood
- Master bedroom with built-in TV cabinet, robe, and verandah access
- Additional bedroom with robes and ceiling fans
- Flexible theatre room (or 3rd bedroom) with verandah access & reverse cycle air
- 3-point bathroom (separate bath, shower, and vanity)
- Internal laundry with outdoor access
- Separate toilet
- Back entertainment area
- Solar power system

GRANNY FLAT – Self-Contained (Council-Approved as Shed Only)

2 Bedrooms | 1 Bathroom | 2 Car Spaces

- Open-plan kitchen, dining & lounge
- 2 bedrooms with robes and ceiling fans
- Kitchen and internal laundry
- Bathroom with shower & separate toilet
- Security screen doors and fly screens
- Rainwater tanks x 3
- Septic tank
- In-ground saltwater swimming pool



Current Rental Appraisal for House 2 with Granny Flat \$1500– \$1600 per week (

Outdoor Features

- Horse-friendly 5 acres with plenty of usable space
- Bore water with multiple outlets (one servicing the front house)
- Shady character plus carport plus shelter (ideal for stables/tack room or parking)
- Barn shed with loft (approx. 9m x 9m) – fits 3 cars, powered
- Additional rainwater tanks
- Rates Approx \$4980 per annum

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Kind regards,

Samantha Marshall

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