

20th October 2025

2305 Beaudesert-Beenleigh Rd TAMBORINE QLD 4270

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

In my opinion as an asset manager, I believe you would achieve weekly rent of \$1100.00 – \$1200.00 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
- Features or benefits of the property –3 Bedroom, 1 Bathroom Timber Home with renovated Kitchen, Timber Floors & Carpet in the Bedrooms. Large Outdoor undercover entertainment, 3 Stables (2 with Day Yards), Dressage Arena with Flood Lights, Large Shed, Wash Bay, Chicken Pen plus a second carport / Shed (12m x 7m) with 15amp power points, Garage, Dam, Fully Dog Fenced House Yard, Electric front Gate on 5 flat useable acres, Flood Free Property.
- Condition and presentation of the property –
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- Niche Market –Established Horse Property (high demand)
- The location – Proximity to Schools, shopping centre, public transport, Under 1 hour to Gold Coast & Brisbane, hospitals M1.

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.



SJS Property
Partners
Real Estate Specialists

Kind regards,

Samantha Marshall

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