

21st October 2025

97 – 111 Wearing Rd NORTH MACLEAN QLD 4280

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 \$1800.00 – \$2000.00 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

MAIN RESIDENCE

- Lowset Queenslander-style design with wrap-around bull-nosed verandah, multiple living zones, high ceilings, lounge room with open fireplace, Large timber kitchen with electric oven, cooktop, built-in deep fryer & hot plate, Open-plan dining area with outdoor access, Four generous bedrooms, including: King-sized master suite with renovated ensuite and walk-through robe plus 2 versatile multi-purpose rooms ideal as a home office, rumpus, or extra bedrooms, Ceiling fans, vacuum maid, solar power, electric hot water, septic, and security screen doors, Internal laundry, Dog-fenced house yard, garden sheds, and 4-car carport, in-ground pool and undercover entertainment area.

GRANNY FLAT

- Open-plan kitchen/dining/living with ceiling fans and sunroom with storage, renovated Kitchen with freestanding electric oven & cooktop, renovated bathroom, full length verandah and courtyard with pond and garden area, 2 Bedrooms, Electric hot water, septic system, rainwater storage



EQUESTRIAN FACILITIES & INFRASTRUCTURE

- 2 stables with day yard, 2 large fully fenced Horse paddocks plus separate shed paddock, Approx 18m x 9m powered shed with mezzanine floor, toilet, spray booth, and tack/feed room – (could accommodate 4 – 6 cars), High-clearance machinery Double Carport, Dam and river access with pump and plumbing installed, Chicken Pen
- Condition and presentation of the property –
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- Niche Market –Established Horse Property with Dual Living (high demand)
- The location – Proximity to Schools, shopping centre, public transport, Park Ridge Adult Riding Group, hospitals & Mt Lindsay Highway.

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

0429 623 644

sam@sjspropertypartners.com.au