

Members of
R.E.I.W.A. and Multi Listing

Licensee:
DARRELL J. CROUCH

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SUITE 5,
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WESTERN AUSTRALIA

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**INVESTMENT PROPERTY SPECIALISTS
&
PROPERTY MANAGERS**

22nd February 2023

To whom it may concern

RE: LOT 437 WESTRALIA ROAD, BYFORD WA

Thank you for giving us the opportunity to offer our opinion on the expected rental value of the above (turnkey) property.

Our rental value appraisal takes into account a number of factors including; property location, number of bedrooms and bathrooms, size of land and new home fittings.

We have also taken into consideration the home specifications, presentation and accommodation provided as presented to us as a house and land package, (Design, Dual Key) which has a variety of very attractive inclusions that would favour good rental options.

Land size; 387 sqm.

Home size; Incorporating; 2 Bed x 1 Bath x 1 Garage joined 4 Bed x 2 Bath x 1 Garage.

It is our opinion that the completed property would rent in the vicinity of:

- 4 Bed x 2 Bath x 1 Garage - **\$500 to \$530 per week.**
- 2 Bed x 1 Bath x 1 Garage - **\$350 to \$370 per week.**

Should you require our company's comprehensive Real Estate Sales and Management Services, have no hesitation in contacting me.

Yours faithfully,

Darrell Crouch & Associates Pty Ltd

DARRELL CROUCH C.R.E.M. Reg. Build.
Principal/Managing Director

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0412 343 000

DESIGN

Dual Key



Lot 437 Westralia Road,
Byford



FIXED PRICE CONTRACT

\$646,990

Land size: 387m²
House size: 231.80m²
Title: Titled

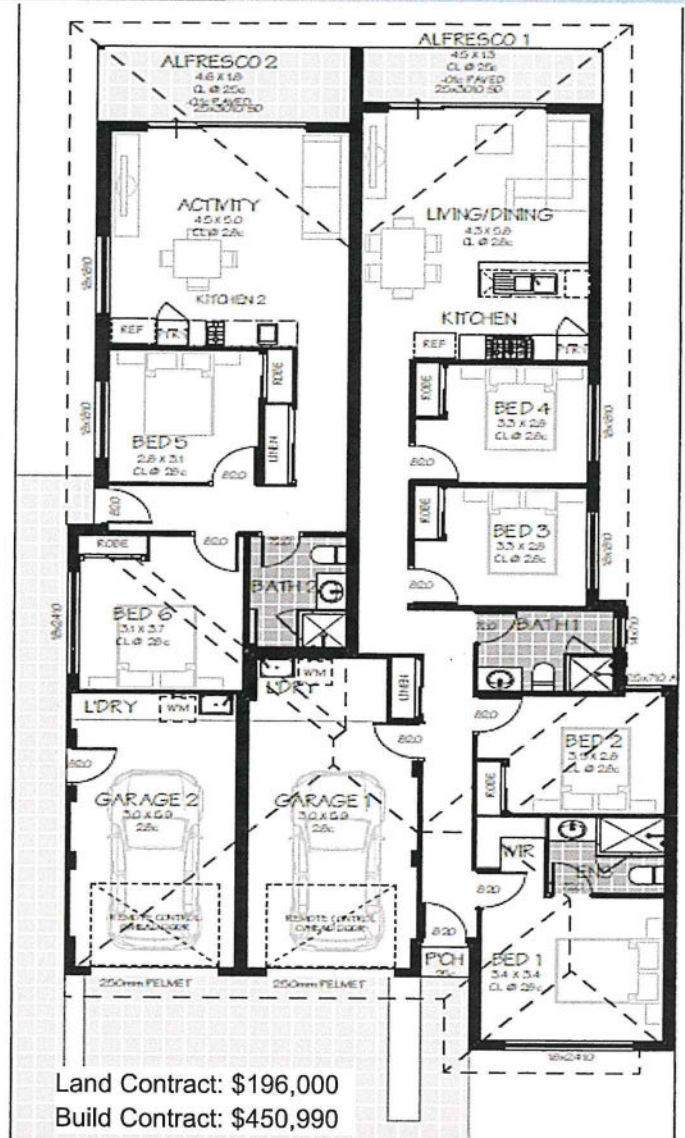
Invest IQ Turnkey Inclusions

Internal features

- Flooring
- Carpets with underlay
- Blinds
- Additional lighting
- Additional power points
- Caroma tapware
- 900mm oven, cooktop and rangehood

External features

- Full Landscaping Front and Rear
- 20m² of additional paving
- Boundary fencing
- 1 access gate provided
- Clothesline
- Letterbox
- Crossover paving to front verge



To find out more, call 1300 946 646 | 224 Balcatta Road, Balcatta WA 6021