Auction Advantage

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2 May 2026

To Whom It May Concern,

I have reviewed the rental market to provide an estimate for the likely rent achievable at 80 Dalley Crescent. Based on the floorplan and overall accommodation, the property comprises a well-proportioned main residence along with a separate secondary structure, providing flexibility for dual occupancy or extended family use.

• **Main Residence** – A three-bedroom home with multiple living areas, kitchen, bathroom, and internal laundry. Considering the layout, size, and functionality of the home, it would reasonably achieve $680 – $750 per week in the current market.

• **Studio / Secondary Structure** – The detached studio is classified as a Class 10 structure and includes plumbing. While not a separate approved dwelling, it provides functional self-contained accommodation. This space has demonstrated strong rental performance, achieving approximately $600 per week via Airbnb and $400 per week on an ongoing rental basis.

Combined Rental Potential:

Taking a conservative approach, the combined rental income would reasonably be in the order of $1,080 – $1,150 per week, equating to $56,160 – $59,800 per year.

While these figures provide a grounded estimate, it should be noted that the studio component has already demonstrated the capacity to achieve higher short-term returns, reflecting demand for flexible accommodation options.

Given the increasing demand for adaptable housing and supplementary living spaces, this property represents a strong rental opportunity within the local market. If you require further detail or a formal rental appraisal report, please let me know.

Kind regards,
Frank Walmsley
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