

1 April 2026

To Whom It May Concern,

I have reviewed the current rental market to provide an estimate for the likely rent achievable at 1/27 Temperley Street, Nicholls.

This property presents a well-located and low-maintenance residence within the highly sought-after Nicholls suburb. With proximity to Gungahlin Town Centre, golf course surrounds, and established amenities, properties of this nature continue to attract strong demand from tenants seeking quality accommodation in a premium location.

Based on comparable rental properties across Nicholls and surrounding Gungahlin suburbs, it is my opinion that the property would reasonably achieve: **\$650 – \$700 per week in rent.**

Comparable Rental Evidence

The following properties have been considered in forming this assessment:

- 37/41 Lawrenson Circuit, Jacka – **\$630 per week**
- 108 Oodgeroo Avenue, Franklin – **\$630 per week**
- 21 Mawalan Street, Ngunnawal – **\$650 per week**
- 12 Marungul Avenue, Ngunnawal – **\$660 per week**
- 17 Perunga Rise, Throsby – **\$680 per week**
- 19 Guginya Crescent, Ngunnawal – **\$680 per week**
- 20A Gungahlin Place, Gungahlin – **\$680 per week**

These properties are comparable in terms of location, dwelling type, and overall appeal, and demonstrate consistent rental demand within the \$630–\$680 per week range across the region.

Rental Market Position

Nicholls remains one of the more desirable suburbs within Gungahlin, with ongoing tenant demand driven by its lifestyle appeal, proximity to key infrastructure, and established residential environment. At the time of this report, there were no 3-bedroom homes available for rent in Nicholls, highlighting market scarcity in the area.

If you require further details or a formal rental appraisal report, please let me know.

Kind regards,
Frank Walmsley

Lead Agent and Auctioneer

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