

30 September 2025

To Whom It May Concern,

I have reviewed the rental market to provide an estimate for the likely rent achievable at **186 Ellerston Avenue, Isabella Plains**. This property comprises two separate residences on a 762sqm block:

- **Rear Residence** – A two-bedroom, two-bathroom home constructed in 2022. This dwelling has been built to meet **Australian Standard 4299 (Adaptable Housing)** and achieves an **Energy Efficiency Rating (EER) of 5+**. Purpose-built, modern two-bedroom detached homes of this quality are rare in Canberra, resulting in high demand. On this basis, the property would reasonably achieve **\$750 per week** in rent.
- **Front Residence** – A three-bedroom, two-bathroom home forming the original dwelling. Considering its size, location, and presentation, this home would also reasonably achieve **\$750 per week** in rent.

Combined Rental Potential

Together, the two dwellings would achieve approximately **\$1,500 per week, or \$78,000 per year** in rent. While these figures provide a conservative basis, it should be noted that the homes are capable of achieving significantly higher returns under **Airbnb and short-term rental arrangements**, reflecting their design, adaptability, and high energy efficiency.

Given the scarcity of high-quality adaptable housing with strong energy ratings, this dual residence offers a highly desirable rental opportunity in the Tuggeranong district.

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

Kind regards,

Frank Walmsley

Auctioneer