

02 February 2026

To Whom It May Concern,

I have reviewed the current rental market to provide an estimate for the likely rent achievable at 202 Ellerston Avenue, Isabella Plains. This property comprises a two-level, four-bedroom, two-bathroom residence on a well-sized block within an established and sought-after area of Canberra's south.

The home presents as a fixer-upper, but functional family property with generous living proportions and proximity to local schools, shops, and amenities. I believe cosmetic renovations and internal upgrades can reflect attractive rental rates. The property has good bones, but requires some overdue maintenance.

At the time of this valuation there is only 1 current house available for rent in Isabella Plains, supporting the market demand in the area. Based on recent market activity in the greater Tuggeranong area, this property after upgrades would reasonably achieve \$760 per week in rent, with an expected range between \$7200 and \$800 per week depending on presentation and inclusions. This valuation is conducted focusing on properties of similar ages in Gordon, Chisholm and Waniassa.

Comparable Rentals in Isabella Plains and Surrounding Suburbs

1. 39 Kirkton Street, Wanniasa – 4 bed / 2 bath house – **\$720 per week**
2. 67 Learmonth Drive, Kambah – 4 bed / 2 bath house – **\$820 per week**
3. 2 Riddle Place, Gordon – 4 bed / 3 bath house – **\$800 per week**
4. 22 Bertram Street, Fadden – 4 bed / 2 bath house – **\$760 per week**
5. 29 Kadina Crescent, Isabella Plains – 4 bed / 2 bath house – **\$800 per week**

29 Kadina Crescent presents as a closely aligned comparable to 202 Ellerston Avenue, exhibiting similar architectural characteristics including arched internal features, flexible living zones and a comparable overall layout. While the Kadina Crescent property has been maintained to a higher standard, it is situated on a comparatively smaller block.

Importantly, 202 Ellerston Avenue benefits from the inclusion of an approved swimming pool, a desirable and relatively uncommon feature within the Canberra property market. This additional amenity enhances tenant appeal and supports a stronger rental position, particularly for larger family households seeking lifestyle-oriented properties.

Kind regards,
Frank Walmsley
Auctioneer