Auction Advantage

1300 145 561

PO Box 2959 Canberra ACT 2602
contact@auctionadvantage.com.au

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To Whom It May Concern,

I have reviewed the current rental market to provide an estimate for the likely rent achievable at 62 Yass Street, Gunning NSW. This property comprises a modern two-bedroom apartment positioned within the township of Gunning, offering low-maintenance living in the heart of the town.

The apartment presents as a well-maintained and updated residence with contemporary finishes and a functional open-plan layout. Two-bedroom properties of this nature are in limited supply within Gunning, particularly those offering modern interiors and easy-care living. The property is well suited to couples, small families, or tenants commuting to Yass, Goulburn or Canberra seeking affordability and lifestyle balance.

At the time of this valuation, rental stock within Gunning remains relatively tight, supporting consistent demand for quality properties. Based on recent market activity in Gunning and surrounding areas including Yass and Goulburn, I believe this property would reasonably achieve $400 per week in rent, with an expected range between $380 and $420 per week, depending on presentation, lease terms and inclusions.

Comparable Rentals in Gunning and Surrounding Areas

1. 10 Biala Street, Gunning – 2 bed / 1 bath house – $380 per week
2. 45 Yass Street, Gunning – 2 bed / 1 bath cottage – $395 per week
3. 12 Comur Street, Yass – 2 bed / 1 bath unit – $420 per week
4. 8 Orion Street, Goulburn – 2 bed / 1 bath unit – $410 per week
5. 3 Marsden Street, Yass – 2 bed / 1 bath apartment – $430 per week

Overall, the property is well positioned within the local rental market and should attract steady interest when professionally presented and marketed.

Kind regards,

Frank Walmsley
Auctioneer