

**1 October 2025**

**Future Owner,**

As requested, I have reviewed recent sales evidence in Canberra's south to provide market context for the property at **186 Ellerston Avenue, Isabella Plains**. This property comprises two residences on a 762 sqm block:

- **Primary residence** – Three bedrooms, two bathrooms.
- **Secondary residence** – Newly built in 2021, entirely self-contained with two spacious bedroom suites.

Based on comparable sales in Canberra's south, my opinion is that the property sits within the **\$1.35 million – \$1.45 million range**, subject to presentation, finishes, and prevailing market conditions.

**Key Comparable Sales**

- 20 Charlton Crescent, Gowrie – 5 bed, 3 bath on 747 sqm, sold 2024 for \$1,310,000.
- 17 Garrick Street, Bonython – 5 bed, 3 bath dual occupancy, sold 2025 for \$1,420,000.
- 12 McKillop Circuit, Kambah – 5 bed, 2 bath, renovated dual residence, sold 2024 for \$1,375,000.
- **3 Macdermott Place, Kambah – 5 bed, 3 bath, sold 2025 for \$1,525,000.**

These results highlight consistent buyer demand for **larger homes and dual-residency properties in Tuggeranong and Canberra's south**, particularly those on generous blocks above 700 sqm.

In addition to its capital value, **186 Ellerston Avenue has a strong rental profile**. The combined rental potential of both dwellings is conservatively estimated at **\$1,500 per week**, equating to between **\$75,000 and \$90,000 per annum in gross rental returns**, depending on tenancy mix and whether short-term or long-term leasing is adopted.

With its flexible dual-income potential, strong construction quality, and modern secondary dwelling, **186 Ellerston Avenue is well-positioned to achieve a premium result**.

Should you require a detailed appraisal report or a tailored sales strategy, I would be pleased to assist.

Kind regards,  
**Frank Walmsley**  
Auctioneer