

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**92 The Drive,
Epsom**

Prepared for:

George Fong

Prepared on:

15 Nov 2021

Bedrooms:**5**

Bathroom:**5**

Description:

Thoughtfully designed & immaculately presented, this as new solid weatherboard home is perfect for those seeking a super spacious approx 417m² floor area offering the epitome of luxury living. Set on its own full site (579m²) with own gated entry in this wonderful central Epsom location - here family living is a dream. The chefs kitchen is complete with quality appliances including a wine fridge which flows to multiple living areas + outdoor covered entertaining area. Offers 5 brms (5 ensuite) + upstairs there's family room, a separate study & CCTV system installed. Downstairs there's also a brm & ensuite. Zoned for ENPS, ANI, AGS & EGGs.

Floorplan:**m²**

Exterior:**m²**

Being at Level 3 we need the Level 3 details.

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non-peak seasons. It is an estimate of the weekly rent if the property complies with all legal requirements for rental properties, including without limitation those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice regarding compliance with them.

\$1800 - \$2000 weekly

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