

Harpely

Vic 3030

With a backdrop of more than 60 hectares of lakes and wetlands to explore, Harpely is all about life by the water. Surrounded by tranquil waterways yet just 3km from Werribee CBD and 30kms from Melbourne CBD. Direct access from the Princes Freeway allows for a stress-free drive to either location.

We have reviewed this developing pocket of this established suburb and assessed property comparisons for the purpose of providing an opinion of rental value. Clearly this can only be achieved in the current market and with current rental vacancy rates. However, we recommend an updated rental appraisal is obtained closer to the properties completion.

Riverview

Bedrooms

3

Bathrooms

2

Parking

Double

This a versatile family home with fully tiled entrance hall leading to the open plan kitchen, dining and living area. Year round comfort of ducted heating and cooling will always appeal to prospective tenants. A separate study and Multi purpose room provides flexible living options

If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$300.00 and \$330.00.**

Riviera

Bedrooms

4

Bathrooms

2

Parking

Double

This is a spacious, feature filled family home with four bedrooms, two bathrooms and fully tiled open plan living area making it ideal for family living. The addition of a formal living room in a home of this size is a must.

If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$330.00 and \$360.00.**

Verona

Bedrooms

3

Bathrooms

2

Parking

Double

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Clearwater

Bedrooms

4

Bathrooms

2

Parking

Double

Generous size rooms and a flexible floor plan make this home an ideal choice for growing families. With two living areas including an open plan family room leading to an undercover alfresco perfect for year round entertaining. The addition of a study nook is a bonus for the student or home office.

If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$345.00 and \$365.00.**

Bellvue

Bedrooms

3

Bathrooms

2

Parking

Double

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If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$300.00 and \$330.00.**

Busselton

Bedrooms

4

Bathrooms

2

Parking

Double

Feature filled family home with four bedrooms, two bathrooms and a fully tiled open plan living area perfect for family living. The addition of a formal living room in a home of this size is a must.

If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$330.00 and \$360.00.**

Hayman

Bedrooms

3

Bathrooms

2

Parking

Double

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If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$300.00 and \$330.00.**

Grandview

Bedrooms

4

Bathrooms

2

Parking

Double

Generous size rooms and a flexible floor plan make this home an ideal choice for growing families. With two living areas including an open plan family room leading to an undercover alfresco perfect for year round entertaining. The addition of a study nook is a bonus for the student or home office.

If is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$345.00 and \$365.00.**

Savannah

Bedrooms

4

Bathrooms

2

Parking

Double

Fabulous light filled home with formal and informal living options, undercover alfresco and study nook.

It is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$345.00 and \$365.00.**

Panama

Bedrooms

4

Bathrooms

2

Parking

Double

With the Multi Purpose Room located in a wing of the home leading to bedroom 2, 3 and 4 this home will appeal to those with a growing family..

It is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$345.00 and \$365.00.**

Tempo

Bedrooms

4

Bathrooms

2

Parking

Double

A versatile family home with fully tiled entrance hall leading to an open plan kitchen, dining and living area. Year round comfort of ducted heating and cooling will always appeal to prospective tenants. A separate study and formal living room provides flexible living options

It is our opinion that these homes if offered with a twelve month tenancy will attract a weekly rental of between **\$330.00 and \$350.00.**

Note: This appraisal is for the exclusive use of the party for whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may rely on the whole or any part of the content of this appraisal. Furthermore, this appraisal is not a valuation nor been prepared by a registered valuer and cannot be relied upon.