



Colony Realty Limited (Licensed REAA 2008)
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Statement relating to passing on information

The attached documentation has been assembled by the collection of records, documents, or information.

This information might have been supplied by third parties, the vendor or the vendor's agent. We are merely passing on the information as it was supplied to us.

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The attached documents are provided to assist you with gathering relevant information relating to the property and it is not intended that you solely rely on this information.

It is important that you carry out your own investigation.

This could be in relation to legal, technical or any other advice relating to the property or information about the property.

Colony Realty and its licensees highly recommend you seek your own independent legal advice before signing a sale and purchase agreement or other contractual documents.

You should also be aware you can and might need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

Rental Appraisal*



FOR CONNY FOSTER: COLONY REALTY

7 May 2019

190 Garbolino Road, Mangawhai



Three-bedroom home in a rural setting yet close to all amenities

Property location

This board and batten home has three bedrooms and 2-bathroom home on a lifestyle block with two paddocks. The home feature great outdoor living space and an in-ground pool. Private yet only minutes away from the village, cafes, beaches and boat ramp.

Property features

- Three bedrooms
- Two bathrooms
- Modern kitchen
- Open plan living and dining
- Sunny outdoor living and inground pool
- Plenty of parking
- Private setting
- Close to all amenities and local school.

Ideal tenant profile

The property will attract strong interest from professional families or couples who will enjoy the benefits of being close to all that Magical Mangawhai offers.

Financial considerations

- Rental Range: **\$550 - \$590 per week**
- Plan on occupancy of 50 weeks per year.
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

This appraisal is based on local knowledge and information provided by the Real Estate agent.

Linda Otter

Principal

Quinovic Property Management Warkworth

'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.'