



# PROPERTY RENTAL APPRAISAL



# 154 | Union Street, Milton

4  1  2  2  220 

## Property Overview:

This beautifully presented pre-1920s home blends character, comfort, and space right in the heart of Milton. Set on a generous quarter-acre section along the main street, it offers classic charm paired with modern upgrades for easy living.

Inside, you'll find high ceilings, well-proportioned rooms, and a warm, inviting feel throughout. The home features four spacious bedrooms, a tidy family bathroom, and a separate toilet—ideal for families or those needing extra room.

Modern improvements include full rewiring, ceiling insulation, a ducted heat pump system, wood burner, double-glazed windows, and an updated iron roof, ensuring year-round comfort and efficiency.

Outdoor features further elevate the property, with a large double garage, substantial woodshed, and an expansive backyard offering plenty of room to relax, garden, or play.



*(a) The report is based on information provided by the Vendor and incorporates no warranty or guarantee as to the accuracy or otherwise of the information which the Vendor has provided*

*(b) The rental estimate is provided on the presumption that the home meets or will meet all legislative requirements under the RTA and other relevant legislation, regulations, and policies.*

*(c) This rental assessment does not claim to be a registered valuation and it should be noted that rental values may change as the market conditions fluctuate.*

**WE EXPECT THE WEEKLY RENT TO BE IN THE VICINITY OF:**

LOW

\$470.00

MID

\$520.00

HIGH

\$550.00