

# RENTAL APPRAISAL

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**SUE & DAMIEN**

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# Rental appraisal

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

Property:  
**589 Ngunguru Road,  
Glenbervie**

Prepared for:

Prepared on:  
**22 Jan 2026**

Bedrooms : **4**

Floorplan : **533sqm**

Bathroom : **3**

Exterior :

Description:

Escape to a 1.7-hectare Glenbervie estate combining luxury and leisure, with manicured gardens, mature trees, and stunning natural views. The light-filled home features multiple living areas, sun-soaked decks, alfresco dining, a pool, a gourmet kitchen with butler's pantry, four bedrooms, three bathrooms, and a large rumpus or fifth bedroom. Outside, the grounds include a small orchard, 67sqm guesthouse, stables, and utility shed, offering endless possibilities. This property delivers space, privacy, and countryside charm, all close to top schools and modern conveniences.

Some work may be required to bring the home up to Healthy Homes compliance, along with the completion of some redecoration and renovations.

The most up-to date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to

ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

If you need any further advice we look forward to being of assistance.

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## Guesthouse - \$570-\$590 incl power & water. Whole House \$1,200-\$1,500 pw

**Disclaimer:** This rental assessment does not purport to be a registered valuation. It is based on:

- today's market-values may be affected by market conditions and peak/non-peak seasons
- the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes 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.



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