



15th January 2025

Rental Appraisal – 10 Medley St, Gulgong NSW 2852

The property management team at First National Mudgee have prepared this appraisal on behalf of the owner.

This property features three well-sized bedrooms, all with built-in wardrobes, and a tidy kitchen with excellent storage, a breakfast bar, and a gas cooktop. The carpeted formal living room with a woodfire is complemented by an open-plan dining room and a spacious sunroom. A convenient three-way bathroom design is paired with an additional outdoor washroom. Parking is abundant, including a 6m x 6m powered Colorbond shed, two garden sheds, a double carport, and a single lock-up garage. The back-to-grid solar system adds energy efficiency and reduces bills.

It is our opinion that should this property be offered for rent unfurnished in the current market conditions which exist today, a realistic price guide would be \$480.00 to \$530.00 per week.

Landlords who entrust us with the management of their investment can rest easy knowing that we provide high quality service, communication, and property management best practice.

Please call me on 02 6372 3000, or email lucy.ross@fnmudgee.com.au

Yours Faithfully
First National Mudgee



Lucy Ross
Business Development Manager
First National Mudgee
02 6372 3000

Disclaimer: This opinion has been prepared solely for the client and not for any other third party. Although every care has been taken in arriving at this figure we stress that this is an opinion of a reasonable price only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.