

Masterplan

**Atlantis Beach**
TWO ROCKS

Current

- 1 Derrs surf break
- 2 Safe swimming beaches
- 3 Bus service
- 4 Marina & Yacht Club
- 5 Shopping Complex
- 6 Community Centre & Library
- 7 Boat ramp
- 8 Yacht Club

- 9 Skate park & oval
- 10 Dog beach
- 11 The Spot & more beaches
- 12 Two Rocks Primary School
- 13 Constellation Park
- 14 Atlantis Beach Baptist College
- 15 Medical Centre
- 16 Childcare Centre

Future

- 17 Local shops
- 18 High School
- 19 Primary School
- 20 Dune Conservation Park
- 21 Two Rocks District Centre





20th September 2023

TO WHOM IT MAY CONCERN

RE: TWO ROCKS – 4 BEDROOM 2 BATHROOM

Thank you for inviting Rentwest Solutions to conduct a rental appraisal at the above property. We have formed an opinion of the optimum rental price that could be achieved for your property by comparing it to similar properties that have leased or are available for lease, in the same area.

Based on the information available about other rental properties in the area, we believe that the above property could achieve the following weekly rents:

\$550.00 - \$600.00

Should you have any queries or require further information, please do not hesitate to contact me on (08) 9314 9888 or 0424 158 858.

Yours sincerely

RENTWEST SOLUTIONS



LISA CUTRI
Business Development Manager
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Disclaimer: This rental estimate is based on our assessment of the property and/or project and takes into account our expectation of rentals that should be reasonably achieved by those properties. There are numerous factors outside our control (both economic and market related) which can influence the ultimate rental price achieved for any given property, therefore these are estimates only and in no way constitute any form of rental guarantee whatsoever. At the time of leasing each property, the ultimate rental price achieved will be dependent on numerous combinations of other factors in existence at that time. Rentwest Solutions, its Directors or Employees do not give any warranty or guarantees as to the accuracy or reliability of any financial information contained in these projections. Rentwest Solutions recommends that you seek advice from your own financial, taxation &/or legal advisers prior to entering into any financial or other transaction.

Quality Assurance

- WA owned builder with over 50 years experience
- Housing Indemnity Insurance
- Full working drawings
- Fully Certified energy efficient home
- 6 month maintenance period
- 6 year structural warranty (transferrable)
- Engineers site report
- Contour survey & re-peg
- Retaining walls (if applicable)
- Fixed earthworks
- Fixed stormwater
- Engineer designed footings & concrete slab (85mm slab)
- Concrete pump
- Full power connection
- Full sewer and water connection
- Full depreciation schedule

Internal

- Choice of interior designed colour scheme
- 450 x 450 ceramic floor tiling to Living Areas
- Carpets with underlay to Bedrooms and Theatre (if applicable)
- Vertical blinds throughout (excluding wet areas)
- Protective metal corner beads
- 2636mm high plasterboard ceilings
- Truecore steel internal walls and roof frame
- 75mm cove cornice to ceilings
- Hardiflex ceilings to Garage
- R4.1 insulation batts to ceilings
- Cavity wall insulation with sarking & minimum R2.0 rated batts
- Plasterboard wall lining
- Walk-in or built-in robes in all Bedrooms (as shown on plan)
- Mirrored sliding doors to built-in robes
- Melamine cupboards with ABS edging to all cabinet doors, drawers & exposed edges
- Melamine shelving with chrome hanging rail to all robes
- Metal internal door frames with redicote flush panel doors
- Gainsborough satin chrome aluminium lever door handles
- Full internal painting
- Privacy lock to Main Bedroom
- Full house clean

Electrical

- Refrigerated ducted air-conditioning throughout

- Clipsal LED downlights throughout
- Clipsal Iconic light switch and double power point covers throughout (where applicable)
- 3 external lights
- Technology package (1 phone point, 1 data point & 2 TV points with coaxial cable)
- NBN ready communication package

Kitchen

- Tiles from Crosby Tiles
- Overhead cupboards
- Soft close hinges to cupboards & soft close rollers to drawers
- Essastone 20mm stone benchtops
- Stainless steel double bowl sink & drainer
- Flick mixer from Alder Tapware
- Dishwasher from Electrolux
- Westinghouse 900mm stainless steel 5 burner gas hot plate
- Westinghouse 900mm stainless steel canopy rangehood
- Westinghouse 900mm stainless steel fan forced oven
- 2 x 15 litre pull out bin under kitchen sink
- Pantry with 4 melamine shelves
- 200 x 400 ceramic tiled splashback to underside of rangehood with 2 rows everywhere else

Bathrooms & WC

- Vanity cupboards with tiled hobs
- Laminated benchtops
- Soft close hinges to cupboards & drawers
- Frameless vanity length mirrors
- Hobless showers
- 2m high semi-frameless glass screens & pivot door to shower
- 1525mm acrylic bath
- Ceramic china basins
- Dual flush china toilet suite with soft closing lid
- Flumed exhaust fans to Ensuite, Bathroom & WCs
- Flick mixer tap to basins from Alder Tapware
- Flick mixer tap with handheld shower head from Alder Tapware
- Double chrome towel rails
- Chrome toilet roll holders
- 200 x 400 ceramic wall tiling
- 300 x 300 ceramic floor tiling
- One row of tiling above vanity
- 2m high tiling to hobless shower recesses
- Skirting tiles to walls
- Privacy locks

Laundry

- 45 litre inset stainless steel trough & melamine cupboard with laminated benchtop
- Flick mixer to trough from Alder Tapware
- Automatic washing machine taps hidden in cabinet
- Linen cupboard with 4 white melamine shelves
- 300 x 300 ceramic floor tiling
- 200 x 400 ceramic tiling above benchtop (2 rows)
- 200 x 400 ceramic skirting tiles to walls

External

- Feature elevation and painted sand render (compliant with design guidelines)
- 2 course face bricks
- 25° roof pitch with Colorbond
- Colorbond fascia, downpipes & gutters
- Slotted overflow gutters (excluding boundary walls)
- Hardiflex ceilings
- Draft weather seals to all external doors
- 26c sliding door to Alfresco (if applicable)
- Flyscreens to all opening windows & sliding doors
- Natural grey concrete hardstand to Garage
- Tempered solid garage door (if shown)
- Modern designed Centurion sectional garage door
- 26L continuous flow natural gas instantaneous hot water unit
- 2 external garden taps (as shown on plan)
- Masterpave brick paving to Driveway, Crossover, Porch, Alfresco & Clothesline (as shown on plan)
- Letterbox
- Clothesline
- Reticulation and landscaping to rear
- Gate to side of home (if applicable)
- Full painting to woodwork, eaves, meter box & plumbing
- Full site clean

Safety & Security

- Weather resistant 920mm feature front entry door with aluminium frame & trilock
- Deadlocks to shopper entry door
- Jason Windows keyed aluminium windows & sliding doors
- Obscure glass windows to Ensuite, Bathroom & WCs
- Hard wired smoke detectors (as shown on plan)
- 2 RCD electrical safety switches