

## Rental Appraisal for 785 Murgon Gayndah Road, Merlwood QLD 4605

Thank you for your interest in 785 Murgon Gayndah Road, Merlwood. Below is a comprehensive rental appraisal for both homes on this expansive property. This appraisal takes into account comparable rental properties in the surrounding area, as well as the unique features of the property itself.

### Property Overview:

- **Main Home:** 4 Bedrooms, 1 Bathroom
  - **Second Home:** 3 Bedrooms, 1 Bathroom
  - **Land Size:** 22 acres (8.72 hectares)
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### Main Home (4 Bedrooms, 1 Bathroom):

This charming 4-bedroom, 1-bathroom home features spacious living areas, a large kitchen with a walk-in pantry, a wood heater, and air-conditioning for comfort year-round. The massive timber deck offers stunning views of the property and is perfect for entertaining or unwinding after a busy day.

- **Comparable Properties:**
  - **118 Annings Road, Murgon:** 4 beds, 1 bath, 1,012m<sup>2</sup> – \$450 per week.
  - **42 Edward Street, Wondai:** 3 beds, 1 bath, 1,012m<sup>2</sup> – \$420 per week.
  - **29 Fitzroy Street, Kingaroy:** 4 beds, 2 baths – \$570 per week.

The estimated rental potential for the main home is **\$450–\$480 per week**, based on comparable properties and the features of the home.

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### Second Home (3 Bedrooms, 1 Bathroom):

The second home is a solid 3-bedroom, 1-bathroom dwelling, perfect for extended family, guests, or as a rental income opportunity. Its open-plan design and inviting front verandah offer a comfortable living space with breathtaking views of the surrounding countryside.

- **Comparable Properties:**
  - **118 Annings Road, Murgon:** 4 beds, 1 bath, 1,012m<sup>2</sup> – \$450 per week.
  - **Moffatdale (3 beds, 2 baths, 1 ha):** \$480 per week.
  - **42 Edward Street, Wondai:** 3 beds, 1 bath, 1,012m<sup>2</sup> – \$420 per week.

The second home is expected to achieve **\$380–\$420 per week** in rental income, based on its features and the demand for similar properties in the area.

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### Combined Rental Potential for Both Homes:

- **Main Home:** \$450–\$480 per week
- **Second Home:** \$380–\$420 per week
- **Total Rental Potential:** **\$830–\$900 per week**

This property presents an attractive opportunity for rental income, with two homes on a spacious 22-acre property. Whether you're looking to invest, accommodate extended family, or generate rental returns, this property provides flexibility and substantial income potential.

**Conclusion:**

With an estimated combined rental income of **\$830–\$900 per week**, 785 Murgon Gayndah Road, Merlwood presents a fantastic opportunity for investors or multi-family living. The property offers dual-income potential, ample space for future development, and a peaceful rural lifestyle.

For more information or to arrange an inspection, please feel free to contact me.

Warm regards,  
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Disclaimer:

The rental income figures provided are based on comparable properties and current market conditions at the time of this appraisal. Actual rental income may vary depending on factors such as property condition, location, and market trends. All prospective buyers are encouraged to conduct their own independent research and seek professional advice before making any investment decisions. Master Key Realty makes no representations or warranties regarding the accuracy, completeness, or reliability of the information provided.