

16 October 2025

Future Owner,

As requested, I've reviewed recent sales evidence across Weston Creek and surrounding suburbs to provide market context for the property at 213 Badimara Street, Fisher.

This property comprises two residences on an 817 m² block:

- Primary residence – Three bedrooms, two bathrooms.
- Secondary residence – Newly built in 2023, fully self-contained with three spacious bedroom suites.

There are very few, if any, directly comparable sales of homes with modern secondary residences in Weston Creek. The most relevant evidence comes from dual-residency properties in nearby Tuggeranong, where buyer demand for multi-dwelling and dual-income homes remains consistently strong.

Based on this data and allowing for quality, presentation, and land size, my opinion is that 213 Badimara Street sits within the \$1.4 million range, subject to final presentation and prevailing market conditions.

Key Comparable Sales

- **20 Charlton Crescent, Gowrie** – 5 bed | 3 bath | 747 m² | Sold 2024 for \$1,310,000
- **17 Garrick Street, Bonython** – 5 bed | 3 bath | Dual occupancy | Sold 2025 for \$1,420,000
- **12 McKillop Circuit, Kambah** – 5 bed | 2 bath | Renovated dual residence | Sold 2024 for \$1,375,000
- **3 Macdermott Place, Kambah** – 5 bed | 3 bath | Sold 2025 for \$1,525,000

These results highlight sustained buyer appetite for well-located dual-income properties on generous blocks above 700 m², particularly those offering separate, self-contained dwellings.

Rental Profile

In addition to its capital value, 213 Badimara Street offers a strong rental profile. The combined rental potential of both dwellings is conservatively estimated at \$1,500 per week, equating to \$75,000 – \$90,000 per annum in gross rental returns, depending on tenancy mix and whether short-term or long-term leasing is adopted.

Summary

With its flexible dual-income potential, strong construction quality, and modern secondary dwelling, 213 Badimara Street is uniquely positioned within the Weston Creek market and well-placed to achieve a premium result.

Should you require a detailed appraisal report or tailored sales strategy, I would be pleased to assist.

Kind regards,
Frank Walmsley
Auctioneer