

24 October 2025

To Whom It May Concern,

I have reviewed the current rental market to provide an estimate for the likely rent achievable at 33 Wellington Street, Ngunnawal. This property comprises a single-level, four-bedroom, two-bathroom residence on a well-sized block within an established and sought-after area of Ngunnawal.

The home presents as a modern, functional family property with generous living proportions and proximity to local schools, shops, and amenities. Four-bedroom homes of this quality continue to attract strong tenant demand in the Gungahlin region. Based on recent market activity, a property of this type would reasonably achieve \$780 per week in rent, with an expected range between \$750 and \$820 per week depending on presentation and inclusions.

Comparable Rentals in Ngunnawal and Surrounding Suburbs

1. 53 Bunduluk Crescent, Ngunnawal – 4 bed / 2 bath house – \$800 per week (AllHomes)
2. 10 Biala Place, Ngunnawal – 4 bed / 2 bath house – \$750 per week (RealEstate)
3. 21 Vanderoff Street, Amaroo – 4 bed / 2 bath house – \$820 per week (Zango)
4. 6 Ginninderra Drive, Ngunnawal – 4 bed / 2 bath house – \$770 per week (Domain)

These comparables demonstrate a clear and consistent rental range for four-bedroom homes of similar age and configuration in the immediate area. Limited active four-bedroom listings in Ngunnawal, and vacancy rates across the Gungahlin region are low, supporting a strong rental position for well-maintained properties such as 33 Wellington Street.

Kind regards,
Frank Walmsley
Auctioneer