

26th November 2026

Rental Appraisal

8/2 Noela Avenue New Lambton NSW 2305

Stone Real Estate is pleased to provide a rental appraisal for the above-mentioned property.

In our professional opinion, we believe that in the current rental market, the above-mentioned property would achieve in the vicinity of $540- $580 per week.

This appraisal may vary depending on the supply and demand of other properties and tenants available at the time of renting. Please note as a property investor you should be aware that market changes, time of year and vacancy rates are all factors which can impact the rent achievable.
The following items were considered whilst appraising your property:

- Condition, presentation and modifications to the property
- Comparison to similar properties in the area
- Current tenant demands and the current rental market
- Property features such as; number of bedrooms/bathrooms/car spaces, living areas, views, position, location, nearby amenities and conveniences such as dishwasher, heating and cooling etc

Should you require any further information regarding this appraisal, or our property management services please do not hesitate to contact me on one of the below phone numbers or email clairemcbeath@stonerealestate.com.au

Kind Regards,

Business Development Manager
0423 618 175 | newcastle@stonerealestate.com.au
Stone Real Estate | stonerealestate.com.au