UPSTATE

October 2026

To whom it may concern,

Re: 183A Warringah Road Beacon Hill NSW 2100

Upstate draw on years of industry experience and local market knowledge to provide accurate rental values to ensure maximum returns are obtained.

The market indicates the property can achieve a return of:

$1600 - $1700 per week

This appraisal is based on a 12- month Tenancy Agreement, and the property being leased in the current market.

We ensure our clients assets are closely managed and ensure that optimum investment returns are achieved.

Should you have any other investment properties you would like an up-to-date appraisal on, I can be contacted on 0404.234.878

Kind Regards,



Ilijana Nonkovic

Disclaimer: Whilst all care has been taken in preparation of this appraisal, this is an estimate only which may be subject to change without notice and should not be construed as a formal valuation.

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