

Routine Inspection Report - 12/09/2020

22 Beach Rd, Bondi Beach NSW 2026

The general condition of the property is good and the tenants are looking after it well.

A few minor issues mentioned in the report but nothing of urgency but may need attention in the future.

The water meter reading is **734245** kilolitres.

- We estimate the market rent for this property to be \$430.00 weekly. Please contact us if you would like to approve this rent adjustment.
- There is a minor leak under the sink in the kitchen which should be fixed
- We may need to consider redoing the grout in the bathroom toward the end of the year

General

The gardens and outside areas are looking good. Lawns are in great condition. Tenant waters regularly. No damage noted in the front or rear of property.

1



2



Dining room

The dining room is very clean and no noted damage. There is some paint peeling on the ceiling and a few mould patches near stairway.

1 : Very clean room and well kept.



Kitchen

There is a minor leak under the sink in the kitchen. Kitchen is clean and no damage noted anywhere. Floor is a bit warped near the fridge but not an issue.

1 : Clean kitchen with no issues.



Lounge room

There are a few minor scuffs on the walls. Window rattles a little bit in the wind. Ceiling was repainted by the tenant.

1



Laundry

There are a few minor scuffs on the walls. Tenant had blocked the door so couldn't get into the laundry at inspection.

Bedroom 1

There appears to be a few extra hooks on the walls. Yellow wall is recently painted by the tenant. Light fitting in new and supplied by tenant and everything is immaculate.

1



Bedroom 2

The carpet is holding up well. Wardrobe door is a bit squeaky and tough. Paint is immaculate.

1



Bedroom 3

The carpet is holding up well. Tenant is not using this room. No damage and kept clean.

1



Bathroom 1

The grout may need some attention in the near future. Plumbing all works fine. Water pressure is fine. Paint could go for some repainting in the future.

1

