

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 8 Karpaty Avenue, Newnham

Harrison Agents Launceston provide a rental appraisal for the above mentioned property.

Positioned in a well established and consistently in demand part of Newnham, this solid brick home presents a smart investment opportunity on a generous allotment of approximately 708m<sup>2</sup>. Close to the Maritime College, schools, shopping and public transport, the location continues to attract reliable tenant demand, while offering easy access to the Launceston CBD.

The home is neat, well maintained and highly functional, featuring three well sized bedrooms with built in robes, a practical kitchen and dining area, a comfortable living space and the added convenience of two toilets. The layout supports easy low maintenance living, making it appealing to long term tenants, while the solid 1960s brick construction provides durability and peace of mind for investors.

A substantial garage, undercover entertaining area and secure off street parking with drive through access further enhance the property's rental appeal. With established gardens and scope to improve or modernise over time, this property offers immediate livability with potential to add value in the future. A reliable investment option in a proven rental location.

Taking into account influences such as marked demand, comparable properties, the properties features and appeal as well as proximity to local amenities and services in the area -

Harrison Agents Launceston advises we expect a rental in the vicinity of **\$540 - \$550** per week. This appraisal was completed on 29th January, 2026.

Please note the suggested rental appraisal will be influenced by the market conditions at the time of leasing.

## APPRAISAL

\$540 - \$550 PER WEEK

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