

RENTAL APPRAISAL

HARRISON
AGENTS

1/17 GUY STREET, KINGS MEADOWS

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

Fully renovated and finished in a modern, minimalistic style, this four-bedroom Kings Meadows home is a smart investment opportunity in one of Launceston's most convenient suburbs. With all the hard work done, it offers strong rental appeal, low-maintenance living and a location that guarantees consistent demand.

The brand-new kitchen, complete with quality appliances and sleek white cabinetry, adjoins the dining area and flows seamlessly to a private courtyard—ideal for tenants who value indoor-outdoor living. A spacious living room with reverse cycle air conditioning ensures year-round comfort, while all four bedrooms feature built-in robes for practical storage. The updated bathroom is complemented by a second toilet and generous laundry, making the home well-suited to families or professional tenants.

Designed for ease of upkeep, the courtyard features artificial turf and secure fencing, removing the need for ongoing garden maintenance. A single garage with ample under-house storage adds further functionality, a strong drawcard for long-term tenants.

Positioned within walking distance of cafés, supermarkets, gyms and schools, and just 10 minutes from Launceston's CBD, this property offers the lifestyle convenience renters are searching for. With nothing left to spend, this home is move-in ready and primed to deliver immediate returns for investors.

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 \$585 - \$595 per week in the current market. This appraisal was completed on 26th August, 2025.

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

APPRAISAL

\$585 - \$595 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

