

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 43 CORELLA DRIVE, LEGANA

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

Positioned in one of Legana's most tightly held and family-focused pockets, this modern four-bedroom home presents an exceptional investment opportunity in a rapidly growing suburb. Legana continues to experience strong buyer and tenant demand, driven by its proximity to Launceston's CBD, expanding infrastructure, and ongoing residential development. The home's generous layout, open-plan design, and multiple living zones make it highly appealing to long-term tenants seeking modern family living in a convenient, community-oriented location.

With minimal immediate maintenance required, investors can expect strong rental returns and low holding costs. The property's features — including ducted heating and cooling, double glazing, a recently renovated laundry, and a covered outdoor entertaining area — enhance both comfort and energy efficiency, further strengthening its rental appeal. The flexible floorplan with two living spaces and a rumpus also broadens the tenant pool, catering to families and professionals alike.

Set on a low-maintenance block with a double garage and garden shed, this home offers both practicality and lifestyle. As Legana continues its transformation with new amenities, retail expansion, and infrastructure upgrades, properties like this are well-positioned to benefit from ongoing capital growth and consistent rental demand. A solid investment in a thriving Northern Tasmanian suburb.

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 \$670-\$680 per week in the current market. This appraisal was completed on 14th October, 2025.

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

## APPRAISAL

\$670 - \$680 PER WEEK

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