

RENTAL APPRAISAL

HARRISON
AGENTS

2 Balaka Place, Newstead

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

Positioned in a quiet cul de sac within highly sought after Newstead, 2 Balaka Place presents a well rounded investment opportunity combining space, comfort and strong tenant appeal. The solid brick construction and functional layout offer long term durability, while the home's configuration caters to a broad rental market, supporting consistent occupancy and reliable returns.

Internally, the property offers three well sized bedrooms with built in storage, complemented by two separate living areas that provide flexibility for modern lifestyles. The sunken lounge adds character and opens to a private balcony, enhancing the overall living experience. Reverse cycle heating and cooling ensures year round comfort, while the outdoor entertaining area and generous under house storage further add to the property's practicality and appeal.

Located within close proximity to quality schools, shopping precincts, medical facilities and the Launceston CBD, the property benefits from strong underlying rental demand driven by convenience and lifestyle. Newstead remains one of Launceston's most tightly held suburbs, making this an attractive option for investors seeking both immediate rental appeal and long term capital growth potential.

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 **\$610 - \$640** per week. This appraisal was completed on 22nd April, 2026.

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

APPRAISAL

\$610 - \$640 PER WEEK

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