

RENTAL APPRAISAL

HARRISON
AGENTS

3/17 Guy Street, Kings Meadows

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

3/17 Guy Street, Kings Meadows presents a compelling investment opportunity, combining contemporary design with a low-maintenance, high-appeal layout suited to a broad tenant demographic. Spanning two levels, the home offers three well-proportioned bedrooms, including a privately positioned master suite with walk-in robe and ensuite, while the remaining bedrooms are fitted with built-in robes and serviced by a well-appointed central bathroom.

The upper level is dedicated to open plan living, where the kitchen, dining and lounge area come together to create a light-filled, functional space that aligns with modern tenant expectations. The seamless connection to a sheltered balcony enhances the overall offering, delivering an indoor-outdoor lifestyle element that continues to drive strong rental demand, while reverse cycle heating and cooling ensures year-round comfort.

Designed for ease of ownership, the property features low-maintenance grounds, a single garage with internal access and an additional carport, supporting both practicality and tenant convenience. Positioned within close proximity to the Kings Meadows shopping precinct, quality schools and a short commute to the Launceston CBD, the location further underpins consistent occupancy and long-term rental appeal.

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 **\$650** per week. This appraisal was completed on 26th March, 2026.

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

APPRAISAL

\$650 PER WEEK

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