

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 99 Granville Street, West Launceston

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

Positioned within the tightly held and consistently high-demand suburb of West Launceston, this solid brick residence presents an exciting opportunity for investors seeking a property with strong future potential. Offering three bedrooms, one bathroom and a functional floorplan, the home provides a comfortable foundation with excellent scope to renovate, modernise and add value over time. With cosmetic upgrades and/or further renovations, there is clear potential to enhance both the overall appeal and future return on investment.

Set on a generous 775sqm (approx.) allotment, the property also presents potential for future development or subdivision (STCA), making it an appealing option for those looking to maximise long-term returns. The sizeable block, combined with the home's practical layout and sought-after location, creates flexibility for a range of future possibilities.

Conveniently located close to quality schools, shopping facilities, medical services and only a short drive to the Launceston CBD and Cataract Gorge Reserve, the property benefits from exceptional lifestyle appeal and ongoing buyer and tenant demand. This is a fantastic opportunity for investors to secure a solid investment in one of Launceston's most highly desirable suburbs while capitalising on the property's future 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 **\$540 - \$560** per week. This appraisal was completed on 19th May, 2026.

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

## APPRAISAL

\$540 - \$560 PER WEEK

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