

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 35 RIVERVIEW ROAD, RIVERSIDE

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

Elevated on sought-after Riverview Road, this impressive two-storey residence boasts multiple living areas, timeless character, and sweeping views across the Tamar River. Cherished by the same family for nearly four decades, the home features generous proportions, quality finishes, and versatile spaces ideal for both lifestyle and investment.

The ground level includes multiple living areas, a large kitchen, open-plan dining, a powder room, and a single car garage with workshop space. Upstairs, four bedrooms provide privacy and comfort, including a master suite with walk-in robe, large ensuite, and spectacular river views.

Set on over 2,000m<sup>2</sup> of established gardens, the property offers a private, picturesque setting with exciting potential for subdivision, a second dwelling, or simply enjoying the expansive garden allotment. After nearly 40 years of careful stewardship, this remarkable home presents a rare opportunity for lifestyle and long-term investment.

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 - \$680 per week in the current market.. This appraisal was completed on 24th September, 2025.

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

## APPRAISAL

\$650 - \$680 PER WEEK

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