

RENTAL APPRAISAL

HARRISON
AGENTS

14 Braeburn Parade, Legana

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

Positioned in the highly sought-after and rapidly growing suburb of Legana, 14 Braeburn Parade presents a quality investment opportunity with strong appeal to families and long-term tenants. This well-maintained, owner-occupied home offers a functional and spacious layout, featuring four bedrooms, including a privately positioned master with walk-in robe and ensuite, alongside multiple living zones that cater to modern family living.

The home is designed for comfort and flexibility, with separate living areas including a lounge or theatre room, a children's retreat and a large open-plan kitchen, dining and family space at its centre. A well-appointed kitchen with walk-in pantry, combined with year-round comfort provided by a heat pump, wood heater and ceiling fans, enhances overall livability and tenant appeal. The thoughtful layout and quality finishes throughout support consistent occupancy and a broad rental demographic.

Externally, the property continues to deliver with a covered alfresco area, flat and low-maintenance yard, and additional features including a double garage, hardstand for a boat or caravan and a garden shed. Located close to schools, shops, parks and key amenities, with easy access to the Launceston CBD, Legana remains a high-demand area for tenants. This positions the property as a well-rounded and reliable investment with strong long-term 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 **\$750 - \$770** per week. This appraisal was completed on 28th April, 2026.

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

APPRAISAL

\$750 - \$770 PER WEEK

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