

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 16 GOYA ROAD, NEWNHAM

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

Positioned in a consistently strong rental corridor, 16 Goya Road in Newnham presents an attractive investment opportunity combining solid brick construction with modern upgrades and low-maintenance living on a generous 614m<sup>2</sup> allotment. The refreshed interior features a brand-new open-plan kitchen with contemporary appliances, new flooring throughout and two well-appointed bathrooms, enhancing tenant appeal and minimising immediate capital expenditure. Three bedrooms with built-in storage, including a privately positioned master with ensuite, further support comfortable long-term tenancy and broad renter demographics.

Externally, the property continues to deliver investor value with a secure, easy-care yard, undercover entertaining deck and additional shedding, all complemented by new Colourbond and boundary fencing for privacy and durability. The location underpins strong rental demand, situated within minutes of University of Tasmania, TasTAFE and Australian Maritime College, while remaining only a short drive to the Launceston CBD. With its combination of modern presentation, practical layout and proximity to major education and employment hubs, this property offers a compelling addition to any investment portfolio.

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 **\$580 - \$590** per week  
This appraisal was completed on 20th February, 2026.

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

## APPRAISAL

\$580 - \$590 PER WEEK

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