

RENTAL APPRAISAL

HARRISON
AGENTS

12 CHRIS STREET, PROSPECT VALE

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

Positioned in a sought-after pocket of Prospect Vale, 12 Chris Street presents a spacious and versatile four-bedroom home set across two levels, ideal for families or savvy investors. The flexible floorplan includes a loft-style fourth bedroom, perfect as a teenager's retreat, home office, or additional living space. With two bathrooms, a generous internal layout, and reverse cycle heating for year-round comfort, the home offers both functionality and appeal. Set on a substantial 1,000m² (approx.) block, the property also features a garage and ample outdoor space, adding to its overall practicality.

Currently, the home is well-suited to be leased immediately, providing a strong foundation for investors seeking a ready-to-go asset. At the same time, there is clear potential to further enhance returns through thoughtful updates. Simple cosmetic improvements such as fresh paint, updated floor coverings, and modern window furnishings could significantly elevate the property's presentation and rental yield.

For those looking to maximise their investment, there is also scope for more substantial renovations over time, allowing you to add further value in line with market demand. Whether you're looking for a solid addition to your portfolio or an opportunity to add value and increase returns, this is a property that offers both immediate income and future upside.

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 **\$600-\$630 per week (Current)** and **\$695 - \$720 per week** (with cosmetic renovations). This appraisal was completed on 12th April, 2026.

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

APPRAISAL

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NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

