

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 42 WIVELL STREET, LEGANA

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

Built just two years ago, this modern family home combines style, comfort and functionality in a peaceful, family-friendly neighbourhood. Set on a generous flat block with partial vineyard views, it offers the ideal blend of space and lifestyle in a highly sought-after location.

The home has been designed with families in mind, featuring a master bedroom with a walk-in robe and stylish ensuite, plus three additional bedrooms with built-in robes. A second living area provides flexibility, while the main bathroom impresses with floor-to-ceiling tiles and a sleek, contemporary finish. A well-sized laundry with excellent storage adds further practicality.

At the heart of the home, the neutral-toned kitchen includes a butler's pantry and flows seamlessly into the open-plan dining and living areas. This inviting space continues out to a covered outdoor entertaining area, creating the perfect setting for gatherings with family and friends. Ducted heating and cooling ensure year-round comfort throughout.

Outdoors, the flat block offers excellent side access, with plenty of room to add a shed if desired (STCA). The outlook captures glimpses of nearby vineyards, adding to the home's sense of peace and charm. The location is another standout, with Legana known for its welcoming community and family appeal. Local school, local shops and services are close by, while Launceston's CBD is just a short drive away. With strong growth and ongoing development in the area, this is an ideal opportunity to secure a home in a highly desirable pocket.

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 \$670-\$685 per week in the current market. This appraisal was completed on 20th August, 2025.

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

## APPRAISAL

\$670 - \$685 PER WEEK

NIKITA REEVE

0476 673 675

[nikita.reeve@harrisonagents.com.au](mailto:nikita.reeve@harrisonagents.com.au)

