

RENTAL APPRAISAL

HARRISON
AGENTS

46 CATHERINE STREET, LONGFORD

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

Positioned in the heart of peaceful Longford, this immaculately kept brick home presents a compelling opportunity for investors seeking a low-maintenance, high-appeal asset. Solid in construction and exceptionally well cared for, the property offers immediate rental readiness with a functional layout designed to suit a broad tenant demographic. At its centre, the well-maintained original kitchen provides ample storage and seamlessly connects to a light-filled dining area, while two separate living zones enhance livability and flexibility—key features that consistently attract quality tenants.

Accommodation comprises three generously sized bedrooms, all with built-in robes, including a main bedroom with ensuite, supported by a central bathroom and separate toilet for added convenience. A spacious, storage-rich laundry further enhances practicality. Outdoors, the low-maintenance yard, pergola for entertaining, and drive-through garage with rear access contribute to long-term tenant appeal and ease of upkeep. Set in a quiet, community-focused location, this is a smart, stable investment offering strong rental potential and enduring value.

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 **\$585-\$600** per week. This appraisal was completed on 9th April, 2026.

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

APPRAISAL

\$585 - \$600 PER WEEK

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