

RENTAL APPRAISAL

HARRISON
AGENTS

11 Pendennis Street, Riverside

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

Set on a generous 664m² block in the tightly held suburb of Riverside, this solidly built home presents a compelling investment opportunity in a location that consistently delivers strong tenant demand. Just minutes from the Launceston CBD and close to Riverside Shopping Centre, schools, parks, and everyday amenities, the property benefits from a highly desirable position that appeals to long term renters and owner occupiers alike, supporting ongoing capital growth.

The existing layout offers immediate functionality, with a light filled lounge flowing through to the dining area and capturing views across the West Tamar. A practical kitchen, three well proportioned bedrooms, a neat bathroom, and split system heating and cooling ensure comfortable year round living. These features provide a sound base for immediate leasing, while also presenting ample potential for targeted property improvements to further enhance rental appeal and maximise returns over time.

Downstairs adds further value with a spacious rumpus room, second toilet, and secure garage with drive through access, increasing versatility for tenants and future adaptability. The manageable yard offers scope for landscaping or further enhancements, allowing investors to add value strategically. With strong bones, generous space, and clear potential to improve and uplift returns, this is a smart acquisition in a proven Riverside location.

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 **\$570 - \$580** per week. This appraisal was completed on 11th February, 2026.

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

APPRAISAL

\$570 - \$580 PER WEEK

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