

RENTAL APPRAISAL

HARRISON
AGENTS

19 Lachlan Parade, Trevallyn

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

19 Lachlan Parade, Trevallyn presents a flexible investment opportunity with the ability to be leased either as one substantial residence under a single tenancy or configured as two separate, income-producing tenancies. Set on an elevated allotment of over 3,600sqm with commanding views, the property comprises a 4-bedroom, 3-bathroom main dwelling together with a fully self-contained 1-bedroom, 1-bathroom studio, allowing investors to select a leasing strategy aligned with yield optimisation or tenancy stability.

The main residence has been thoughtfully renovated and is well positioned to attract family or executive tenants, offering generous living areas, a central kitchen, and quality finishes including Blackwood and Cypress Pine flooring. Multiple heating options, including two reverse-cycle systems and two wood heaters, support year-round comfort and strong tenant retention, while the elevated setting contributes to consistent rental demand in the Trevallyn market.

Supporting the accommodation is substantial infrastructure, including a 7 x 12 metre shed with toilet and two additional 3 x 3 metre sheds, enhancing the property's functionality and tenant appeal. Whether leased as one high-value tenancy or two independent dwellings (STCA), this asset provides investors with income flexibility, reduced vacancy risk, and exposure to long-term capital growth in a tightly held 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 **\$1300 - \$1500** per week as one tenancy. Alternatively, if leased as dual tenancies, the anticipated weekly rent is **\$800 - \$820** per week for the main dwelling and **\$495 - \$510** per week for the secondary dwelling. This appraisal was completed on 22nd January, 2026.

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

APPRAISAL

ONE TENANCY
\$1300 - \$1500 PER WEEK

DUAL TENANCY
\$800 - \$820 PER WEEK (MAIN)
\$495 - \$510 PER WEEK (SECONDARY)

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

