

RENTAL APPRAISAL

HARRISON
AGENTS

38 RICHINGS DRIVE, YOUNGTOWN

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

Positioned within one of Youngtown's most tightly held and consistently sought-after pockets, this quality residence presents an outstanding opportunity to secure a high-performing investment in a location renowned for its strong tenant demand. Set on a generous 981m² allotment, the home offers the space, functionality and lifestyle features that continue to attract quality long-term tenants, making it an excellent addition to any investment portfolio.

Designed with family living in mind, the home features multiple living areas, a spacious master suite with ensuite, a well-appointed central bathroom and the added convenience of a third toilet in the garage. An expansive backyard, entertaining deck and gated side access for a caravan, boat or trailer further enhance its appeal, while reverse cycle air conditioning, a gas log-style heater, ducted vacuum system and ample off-street parking provide year-round comfort and practicality. Combining a premium location with broad market appeal, this is a smart investment opportunity with excellent long-term potential.

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 expect a rental in the vicinity of **\$650 - \$680** per week
This appraisal was completed on 28th July, 2026.

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

APPRAISAL

\$650 - \$680 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

