

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 4 CHESTNUT ROAD, YOUNGTOWN

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

Set on a generous 774m<sup>2</sup> block, this well-built home offers the space and flexibility that's often hard to come by. With two separate living areas, there's room for families to spread out or for anyone needing a bit of extra space to work from home.

The layout is practical, with three good-sized bedrooms, all with built-ins, and a central kitchen that connects easily to the living zones. Timber floors throughout add warmth and character, and the home has been well maintained over the years.

There's excellent side access to a large shed at the back, ideal for anyone needing workshop space, extra storage, or a place to tinker. The backyard is fully fenced and flat, with plenty of room for kids, pets, or future improvements. Additionally, the property maintains energy efficiency with 14 solar panels installed.

Located in a quiet, established pocket of Youngtown, it's close to schools, shops and a short drive into town.

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 \$520 - \$530 per week. This appraisal was completed on 30th July, 2025.

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

## APPRAISAL

\$520 - \$530 PER WEEK

NIKITA REEVE

0476 673 675

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

