

RENTAL APPRAISAL

HARRISON
AGENTS

7 KIMBERLEY COURT, TREVALLYN

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

Nestled in a quiet, family-friendly street, this charming two-bedroom, one-bathroom home presents a fantastic opportunity for investors seeking steady returns. Boasting original features and plenty of character, the property offers reverse cycle heating, ensuring comfort for tenants year-round. Its low-maintenance design makes it highly appealing for long-term tenancy, with room for cosmetic updates to further enhance value.

The home's practical layout includes a generous living area that flows seamlessly to a functional kitchen, perfect for everyday living. Both bedrooms are well-sized, and the bathroom is conveniently located for easy access. With space to add personal touches, this property offers scope to increase rental appeal and potentially improve rental yield with minor upgrades.

Situated in Trevallyn, a suburb known for its strong rental demand, proximity to local schools, shopping centres, and recreational amenities makes this home highly desirable for tenants. Investors can capitalise on the steady rental market in this area while benefiting from the potential for future growth. A reliable addition to any investment portfolio, 7 Kimberly Court offers both immediate rental potential and long-term value appreciation.

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 **\$750 - \$795** per week in the current market. This appraisal was completed on 7th November, 2025.

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

APPRAISAL

\$750 - \$795 PER WEEK

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