

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 6 ADDISON STREET, RIVERSIDE

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

Positioned in a well-established Riverside pocket, 6 Addison Street presents a smart, low-risk investment with immediate appeal to tenants and strong long-term potential. Impeccably maintained, the solid brick home offers a spacious living area, generous bedrooms with built-in wardrobes and brand-new carpet throughout, all complemented by a beautifully renovated bathroom and laundry. The practical kitchen provides ample storage and a dishwasher, while the covered outdoor entertaining area enhances everyday livability.

Set on a fully fenced allotment, the property also includes a secure carport and a powered shed, adding valuable functionality for tenants seeking storage or workspace options. Its convenient location close to schools, shopping, public transport and local recreation facilities further strengthens rental demand, making this an ideal addition to an investor's portfolio with broad market appeal and future growth prospects.

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 15th December, 2025.

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

## APPRAISAL

\$520 - \$530 PER WEEK

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