

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 21 Meander Valley Road, Hagley

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

Positioned in the tightly held township of Hagley, at 21 Meander Valley Road presents a compelling investment opportunity, combining long-term tenant appeal with low-maintenance modern upgrades. Originally constructed in 1895, the home has been thoughtfully updated to balance its character features with contemporary functionality, offering three well-proportioned bedrooms, a modernised bathroom with European laundry, and multiple heating and cooling options including a wood heater, reverse cycle system and heat transfer kit.

Internally, the property offers practical living spaces designed for comfortable day-to-day use, including a light-filled sunroom which enhances both liveability and rental desirability. Built-in storage to the bedrooms, updated finishes and efficient climate control all contribute to reduced ongoing maintenance requirements and improved tenant retention. These features position the home as a strong option within the local rental market for families or professionals seeking a semi-rural lifestyle within commuting distance to Launceston.

Set on a generous and level 915m<sup>2</sup> allotment, the property also benefits from substantial shedding, a double carport, additional off-street parking and excellent side access, increasing its overall functionality and versatility. Located within close proximity to Hagley Farm School, Quamby Golf Club and the services of nearby Westbury, with Launceston approximately 20 minutes away, the property is well placed to attract consistent tenant demand while offering potential for future capital growth in a sought-after regional setting.

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 **\$550 - \$570** per week. This appraisal was completed on 24th February, 2026.

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

## APPRAISAL

\$550 - \$570 PER WEEK

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