

RENTAL APPRAISAL

HARRISON
AGENTS

4/56A Cormiston Road, Riverside

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

Positioned in one of Riverside's most consistently sought-after pockets, this well-presented home offers a compelling opportunity for investors seeking a low-maintenance asset in a high-demand location. Built in 2010 and designed for modern living, the property combines contemporary finishes with a practical layout that appeals to a broad tenant demographic. Its elevated position capturing sweeping Tamar River views further enhances tenant appeal, supporting strong ongoing occupancy and long-term rental performance.

Internally, the home is thoughtfully configured with a light-filled open-plan living and dining area, complemented by a well-appointed kitchen offering ample storage and functionality. The seamless connection to the alfresco space adds to the lifestyle offering, creating an attractive indoor-outdoor flow that resonates with quality tenants. Accommodation comprises three generously sized bedrooms, all with walk-in robes, including a main suite with ensuite, while the central bathroom and separate toilet add further practicality for shared living arrangements.

Additional features such as reverse cycle heating and cooling, double glazing, and a double garage with internal access contribute to year-round comfort and ease of living, while the low-maintenance yard ensures minimal upkeep for both owner and occupant. Located just minutes from Riverside's shopping precinct, reputable schools, and within easy reach of the Launceston CBD, this is a well-rounded investment in a proven suburb, offering a balance of lifestyle appeal, convenience, and enduring rental demand.

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 **\$640 - \$650** per week. This appraisal was completed on 2nd April, 2026.

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

APPRAISAL

\$640 - \$650 PER WEEK

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