

RENTAL APPRAISAL

HARRISON
AGENTS

2-4 KOOTARA PLACE, TREVALLYN

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

Perched high on a commanding corner block, 2-4 Kootara Place, Trevallyn, offers an exceptional family lifestyle with sweeping views of the Tamar River, city, and mountains. Designed for both comfort and entertaining, the open-plan upper level features a premium kitchen with quality appliances flowing seamlessly into the dining and living spaces, which extend to a generous deck perfect for soaking in the panoramic outlook. Electric blinds, a Bose sound system, and ducted climate control enhance the sense of luxury throughout.

The upper level includes four spacious bedrooms, with the main retreat boasting a private balcony, ensuite, and built-in robe. Bedrooms 2 and 3 feature walk-in robes, while the fourth offers a built-in robe. Two beautifully appointed bathrooms with underfloor heating, plus a dedicated study, complete the upper floor. Downstairs, a large recreation room, additional bedroom, and convenient powder room offer flexibility for guests, extended family, or a home office setup.

Surrounded by lush, fully landscaped gardens and mature screening for privacy, the home's outdoor spaces are just as impressive. The expansive deck captures uninterrupted views, while the secure yard provides ample space for children and pets. Additional highlights include a double garage, single carport, 12kW solar system, NBN connectivity, and full security features. Perfectly positioned minutes from the CBD, Trevallyn shops, cafés, and schools, this property delivers an elevated lifestyle of space, style, and serenity.

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 **\$780 - \$850** per week in the current market. This appraisal was completed on 12th November, 2025.

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

APPRAISAL

\$780 - \$850 PER WEEK

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