

RENTAL APPRAISAL

HARRISON
AGENTS

18 Montague Park Avenue, Legana

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

Light filled and well proportioned, this modern home offers strong investment appeal through its functional design, generous accommodation and sought after Legana location. The central open plan kitchen, living and dining area supports everyday family living and long term tenancy, complemented by a well equipped kitchen with excellent bench space, ample storage and a walk in pantry.

The home comprises four bedrooms, including a spacious main suite with walk in wardrobe and ensuite, while the remaining bedrooms include built in robes and are serviced by ducted heating and cooling throughout. A double garage is supported by additional flexible space suitable for a workshop, second living area or home office, enhancing versatility and broadening tenant appeal.

Set on a flat, usable block with an alfresco area and low maintenance yard, the property is ideally positioned close to Legana Shopping Centre, schools, parks, cafés and riverside walking tracks. With strong rental demand, family friendly amenities and easy access to Launceston, this four bedroom home represents a solid, long term investment in one of the Tamar Valley's most popular suburbs.

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 **\$785 - \$795** per week. This appraisal was completed on 15th January, 2026.

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

APPRAISAL

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