

RENTAL APPRAISAL

HARRISON
AGENTS

2 GORGE ROAD, TREVALLYN

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

Cheriton, a grand 1920s residence in Trevallyn, occupies a commanding position above the Tamar River with sweeping views across Launceston. Blending heritage charm with modern functionality, the property offers a highly flexible layout with multiple living zones, making it ideal for multi-generational living, premium rental potential or short-stay accommodation.

The home includes a fully self-contained lower level with kitchen, bathroom, lounge/dining and bedroom. Upstairs, spacious open-plan living and a granite-topped kitchen capture uninterrupted city and river views, while period features such as Tasmanian Oak floors and stained-glass doors add timeless appeal. The loft above the double garage provides yet another versatile space, suited to a studio, retreat or additional accommodation option.

Practical advantages for investors include dual street access, two driveways, a double garage, ample off-street parking and established, low-maintenance gardens. The location is equally compelling – just minutes' walk to the Cataract Gorge, Trevallyn Reserve, Seaport precinct, and Launceston's dining hotspots, with everyday amenities only metres away.

With its combination of history, character, flexible accommodation options and blue-chip Trevallyn address, Cheriton presents an exceptional opportunity for investors seeking both capital growth and strong income potential.

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 \$950 - \$1050 per week in the current market. This appraisal was completed on 11th September, 2025.

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

APPRAISAL

\$950 - \$1050 PER WEEK

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