

RENTAL APPRAISAL

HARRISON
AGENTS

34 CHARLTON STREET, NORWOOD

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

Positioned in one of Norwood's most sought-after pockets, this four-bedroom, two-bathroom home combines strong rental appeal with long-term growth potential. Originally built in 1981 and extensively updated, it offers modern living in a family-friendly layout, exactly the type of property that drives tenant demand in this suburb.

Recent upgrades, including a modern kitchen with gas cooking, renovated bathrooms, double-glazed windows, underfloor heating and an 8kW solar system, reduce running costs while enhancing comfort. Multiple living zones, a master with ensuite and seamless indoor-outdoor flow to the pool and entertaining spaces further boost liveability and rental attraction.

The secure yard, in-ground swimming pool, and direct access to Charlton Street Reserve make the property stand out in the rental market, particularly for families seeking both space and lifestyle. Its proximity to Norwood Primary, Queechy High, Scotch Oakburn College, local shops, and only 10 minutes to Launceston CBD, underpins consistent rental demand and low vacancy risk. With its combination of location, lifestyle features and energy-efficient upgrades, this property represents a strong investment opportunity in a high-demand suburb.

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 \$750 - \$800 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

\$750 - \$800 PER WEEK

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