

RENTAL APPRAISAL

HARRISON
AGENTS

1/15 Hortus Place, Newnham

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

1/15 Hortus Place, Newnham presents a well-rounded opportunity for investors seeking a modern, low-maintenance asset in a consistently performing suburb. Positioned in a quiet, family-friendly street, the property benefits from strong underlying demand driven by its proximity to key amenities, including the University of Tasmania Newnham campus and the Australian Maritime College. This location continues to attract a stable tenant pool of students, professionals and small families, supporting long-term rental appeal.

Internally, the home is designed for practical, everyday living with a light-filled open plan layout and a contemporary, neutral finish that will suit a wide range of tenants. The kitchen is well-equipped with quality appliances, generous storage and a functional layout, flowing seamlessly into the living and dining zone. Sliding access to two private outdoor areas enhances livability, while features such as reverse-cycle heating and a well-considered floorplan ensure comfort and ease of maintenance throughout.

Upstairs, three well-proportioned bedrooms with built-in storage provide flexible accommodation, complemented by a modern main bathroom and additional powder room downstairs. The inclusion of a single garage with internal access, separate laundry and ample storage further strengthens tenant appeal. With its low-maintenance design, solid construction and position within a high-demand rental pocket, this property offers a reliable investment with scope to maximise returns through strong ongoing occupancy and potential for incremental rental growth over time.

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 **\$550 - \$570** per week. This appraisal was completed on 7th April, 2026.

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

APPRAISAL

\$550 - \$570 PER WEEK

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