

RENTAL APPRAISAL

HARRISON
AGENTS

709 Illawarra Road, Longford

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

709 Illawarra Road, Longford presents a distinctive investment opportunity, combining a modern three-bedroom home with expansive rural land and substantial supporting infrastructure. Completed in 2023, the home offers high-quality finishes, generous living areas, a flexible rumpus room and excellent year-round comfort.

The property's scale, privacy and proximity to both Longford and Launceston provide a strong point of difference in the rental market. The rental offering could be tailored to include the home and immediate surrounding land, with the option to incorporate additional paddocks depending on the tenant's intended land use. Extensive shedding and a private office further enhance its appeal for tenants seeking a premium rural lifestyle.

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 **\$1,500 - \$1,650** per week for the house and immediate land. Should the surrounding paddocks be included, the rental amount would be **discussed based on the proposed land usage**. This appraisal was completed on 2nd of September, 2026.

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

APPRAISAL

\$1,500 - \$1,650 PER WEEK

(HOUSE & IMMEDIATE LAND)

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