

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 6 SHERVAN COURT, PERTH

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

Tucked away in a quiet, family-friendly court, this beautifully presented home offers modern style, comfort, and convenience. With its generous floor plan, natural tones, and welcoming atmosphere, it's a perfect fit for families seeking both space and warmth.

The bright, contemporary kitchen offers ample storage and seamlessly connects to the dining and living area, where sunlight streams in, creating an inviting space to relax. From here, sliding doors lead to an undercover outdoor area, ideal for year-round entertaining. A second living area adds extra flexibility.

All bedrooms are generously sized, with the main featuring a walk-in robe and ensuite, while the remaining bedrooms include built-in robes. The modern main bathroom is complemented by a separate toilet for convenience. Comfort is assured year-round with a reverse cycle unit, ducted system throughout, and the added efficiency of solar panels.

Outside, the lush green lawn offers the perfect balance of space and low maintenance, while the double garage provides secure parking or the option to convert into a home gym. Located in a safe, welcoming neighbourhood close to parks, schools, shops, and local cafes-and less than 15 minutes from Launceston CBD- this home combines lifestyle, location, and liveability.

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 \$650 - \$660 per week in the current market. This appraisal was completed on 15th August, 2025.

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

## APPRAISAL

\$650 - \$660 PER WEEK

NIKITA REEVE

0476 673 675

[nikita.reeve@harrisonagents.com.au](mailto:nikita.reeve@harrisonagents.com.au)

