

RENTAL APPRAISAL

HARRISON
AGENTS

17 Ashburner Street, Carrick

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

Completed in 2023, this modern three bedroom residence presents a high quality investment opportunity in a quiet and growing pocket of Carrick. Its contemporary design, practical layout and near new condition support strong rental demand, low ongoing maintenance and excellent long term value in a popular village setting.

The open plan living and dining area connects seamlessly with a well appointed kitchen and covered outdoor entertaining space, enhancing everyday functionality for tenants. Energy efficient inclusions such as double glazed windows, ducted heating and cooling, a wood heater and solar hot water contribute to reduced running costs and year round comfort, key factors in long term tenancy retention.

Further strengthening the investment appeal are a master bedroom with ensuite, dedicated home office space, generous storage, a double garage with internal access and a substantial 6 x 9 metre shed. Set on a flat, usable block close to Carrick village amenities and within easy reach of Launceston, this low maintenance property offers consistent appeal and strong fundamentals for investors seeking a modern, future focused asset.

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 **\$700 - \$720** per week. This appraisal was completed on 15th January, 2026.

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

APPRAISAL

\$700 - \$720 PER WEEK

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