

RENTAL APPRAISAL

HARRISON
AGENTS

11 Pyenna Avenue, Kings Meadows

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

Positioned in one of Kings Meadows' most convenient and high-demand pockets, this beautifully renovated weatherboard home presents an excellent opportunity for investors seeking a low-maintenance asset with strong tenant appeal. The property has been thoughtfully updated throughout, offering a move-in-ready residence that requires little to no immediate capital expenditure, while its proximity to shopping precincts, schools, cafes and the Launceston CBD ensures ongoing demand from a broad tenant demographic.

Internally, the home has been designed for comfortable, modern living, featuring a fully renovated kitchen with quality appliances, excellent storage and a charming window seat overlooking the backyard. The open-plan dining and living zones flow seamlessly, enhanced by abundant natural light and direct access to an elevated deck, creating a highly functional indoor-outdoor lifestyle. Year-round comfort is well catered for with both a wood heater and reverse cycle heating, while double glazing throughout adds to the home's energy efficiency and quiet enjoyment.

Accommodation comprises well-proportioned bedrooms, each complete with built-in storage and quality finishes, while the centrally located bathroom has been stylishly upgraded with contemporary fixtures and floor-to-ceiling tiling. Externally, the flat, fully usable yard and side access to a separate shed provide additional practicality, appealing to tenants seeking space and storage. Combined with its strong presentation and highly accessible location, this property represents a solid addition to any investment portfolio with enduring rental appeal.

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 **\$620 - \$640** per week. This appraisal was completed on 13th April, 2026.

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

APPRAISAL

\$620 - \$640 PER WEEK

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