

RENTAL APPRAISAL

HARRISON
AGENTS

1/12 CHURCH STREET, LAUNCESTON

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

Tucked away in a quiet cul-de-sac above the city, this beautifully maintained unit offers an effortless lifestyle in one of the most convenient and tightly held pockets of town. The position alone is a standout-peaceful, private, yet moments from the CBD, cafés, shopping, and everything Launceston has to offer.

Step inside and you're welcomed by light-filled open-plan living and dining, framed by sweeping views across the city. The outlook is stunning and gives the home an elevated, airy feel. From here, sliding doors open to a generous deck perched above the garden-perfect for morning coffee, evening wine, or simply soaking in the views. A small, beautifully kept garden adds charm without any of the upkeep.

The home features two well-appointed bedrooms, both with built-in robes, plus a dedicated study-ideal for those working from home or needing additional flexibility. It's been freshly painted throughout and updated with quality wool carpets, giving it a crisp, warm and inviting feel from the moment you walk in. With its low-maintenance design, exceptional location and great views, this is an ideal option for first-home buyers, those looking to downsize, investors or anyone considering a high-performing Airbnb. Simply move in and enjoy, or maximise the potential of a set-and-forget investment in a premium city-fringe position.

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 **\$530 - \$550** per week in the current market. This appraisal was completed on 26th November, 2025.

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

APPRAISAL

\$530 - \$550 PER WEEK

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