

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 1/30 JONES STREET NORTH, WESTBURY

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

Tucked quietly away yet conveniently positioned, this stand-alone unit built in 2024 presents a compelling opportunity for investors seeking a modern, low-maintenance asset with strong long-term appeal. Offered with no current tenancy in place, it provides flexibility to secure a quality tenant or to position the property to suit your broader investment strategy from day one.

The contemporary design and open-plan layout are highly attractive to today's rental market, with light-filled living spaces flowing seamlessly into a well-appointed kitchen complete with quality electric appliances, dishwasher and a generous butler's pantry. Two well-proportioned bedrooms with built-in wardrobes, a central bathroom with bath and shower, reverse cycle heating and cooling, and a separate laundry with excellent storage all contribute to a practical, tenant-friendly floorplan.

Externally, the property continues to impress with two off-street car spaces, including a carport, and a fully fenced, private yard framed by high brick walls. Artificial turf, a garden shed and a dedicated entertaining area ensure minimal ongoing maintenance while maximising tenant enjoyment. Modern, efficient and easy to manage, this Westbury

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 **\$450 - \$460** per week. This appraisal was completed on 15th December, 2025.

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

## APPRAISAL

\$450 - \$460 PER WEEK

NIKITA REEVE

0476 673 675

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

