

RENTAL APPRAISAL

HARRISON
AGENTS

6 HILL STREET, WEST LAUNCESTON

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

Positioned in a peaceful cul-de-sac just minutes from the CBD and the iconic Cataract Gorge, this character-filled weatherboard home offers timeless appeal and strong investment prospects.

Lovingly maintained by the same owners for 39 years, it features light-filled living spaces, polished Baltic pine floors, fireplaces throughout, and a sun-drenched conservatory. Two spacious bedrooms and established gardens create a warm, inviting setting ideal for quality tenants or future renovation.

Dual driveways provide access to both a carport and garage, while the under-house area—with existing plumbing—presents exciting scope to add a master suite or additional living space, enhancing rental returns or resale value. A rare opportunity to secure a classic West Launceston home in a tightly held pocket, offering immediate comfort with significant potential to add value.

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 **\$550 - \$570** per week in the current market. This appraisal was completed on 31st October, 2025.

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

APPRAISAL

\$550 - \$570 PER WEEK

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