

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 46 Victoria Street, Youngtown

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

Positioned in the established suburb of Youngtown, 46 Victoria Street presents an appealing opportunity for investors seeking a spacious family home in a convenient and well serviced location. Offering four bedrooms, two bathrooms and parking for three vehicles, the property provides generous accommodation and a practical layout suited to modern family living, supporting strong tenant appeal.

Youngtown remains a consistently popular suburb due to its proximity to local schools, shopping centres, sporting facilities and easy access to the Launceston CBD. This level of convenience continues to attract families and professionals seeking comfortable homes within an established residential community, contributing to ongoing rental demand within the area.

With its generous proportions, functional floor plan and desirable location, the property represents a well balanced addition to an investment portfolio. The combination of space, practicality and accessibility provides investors with confidence in the property's ability to attract long term tenants and deliver reliable rental performance.

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 **\$675 - \$685** per week. This appraisal was completed on 6th March, 2026.

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

## APPRAISAL

\$675 - \$685 PER WEEK

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