

RENTAL APPRAISAL

HARRISON
AGENTS

40 MARY STREET, EAST LAUNCESTON

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

Positioned in a blue-chip East Launceston location, this beautifully renovated weatherboard home offers exceptional rental appeal and long-term growth potential. With high-end schools within walking distance, Newstead Shopping Centre nearby, and the CBD only a short drive away, the property combines lifestyle convenience with a strong investment location.

The home's light-filled interiors feature Tasmanian oak flooring, modern tiled finishes, and an open plan living, dining, and kitchen area enhanced by cathedral ceilings and expansive windows. Bi-fold doors connect the indoor and outdoor spaces seamlessly, creating versatile living areas that attract high-quality tenants. Three generous bedrooms, all with fireplaces, and a master with ensuite and unique pressed tin ceiling, add character and enduring appeal.

Comfortable year-round living is assured with a reverse-cycle heat pump, a wood heater, and a low-maintenance yard. A single garage with electric roller door and convenient storage completes the package, making this property a turn-key investment with strong tenant demand in one of Launceston's most desirable suburbs.

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 **\$730 - \$760** per week in the current market. This appraisal was completed on 19th November, 2025.

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

Harrison Agents Launceston | 48 Brisbane Street, Launceston

APPRAISAL

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