

RENTAL APPRAISAL

HARRISON
AGENTS

22 Meander Valley Road, Westbury

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

Positioned in the heart of the increasingly popular township of Westbury, "Lenella" at 22 Meander Valley Road presents a unique investment opportunity combining timeless character with strong lifestyle appeal. Set within a well-established community known for its village atmosphere and consistent demand, the property is ideally located within easy reach of local amenities and within commuting distance to Launceston, supporting ongoing tenant interest.

The home itself offers a flexible and spacious layout, appealing to a wide tenant demographic seeking charm without compromising on functionality. Original period features such as timber flooring, high ceilings and fireplaces enhance its character, while modern inclusions including updated heating, solar panels and a practical kitchen ensure everyday comfort. The addition of an upstairs living zone further increases versatility, allowing for use as a fourth bedroom, home office or additional living space, catering to evolving tenant needs.

Externally, the property continues to deliver with expansive grounds, ample off-street parking and a substantial garage and workshop setup, adding further value for tenants requiring storage or workspace. Importantly, there is clear scope to enhance the asset through cosmetic updates, such as replacing floor coverings, providing an opportunity to further increase rental appeal and overall return. Combined with its strong fundamentals, unique character and value-add potential, this is a compelling investment in a tightly held and growing location.

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 **\$560 - \$580** per week. This appraisal was completed on 9th April, 2026.

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

APPRAISAL

\$560 - \$580 PER WEEK

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