

RENTAL APPRAISAL

HARRISON
AGENTS

9 Mitchell Street, Mayfield

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

Positioned in a quiet and established pocket of Mayfield, this well-presented residence offers an excellent opportunity for investors seeking space, functionality and future potential. The home features generous living areas filled with natural light, a practical updated kitchen, well-sized bedrooms and comfortable year-round climate control with both a wood heater and reverse cycle heat pump.

Designed for easy living, the property also offers a private courtyard, covered outdoor entertaining area and a spacious backyard with side access through to a large garage and additional storage. The flexible layout and generous allotment provide strong appeal to a broad tenant demographic seeking low-maintenance living with extra space and practicality.

Located within close proximity to schools, shops, public transport and only a short drive from the Launceston CBD, the property is well positioned in a consistently popular rental location. With additional scope for future enhancement or potential further development (STCA), this is a smart investment opportunity offering both immediate appeal and long-term upside.

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 **\$460 - \$480** per week. This appraisal was completed on 19th May, 2026.

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

APPRAISAL

\$460 - \$480 PER WEEK

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