

RENTAL APPRAISAL

HARRISON
AGENTS

5A LAYCOCK STREET, LONGFORD

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

Positioned at the front of a quiet street, this newly built unit presents a smart investment opportunity in the heart of Longford. Offering quality finishes, low-maintenance design and strong tenant appeal, it's an ideal set-and-forget addition to any portfolio.

The open-plan living, dining and kitchen area is bright and practical, featuring ample storage, a generous pantry and modern appliances. Two bedrooms include built-in robes, with the master enjoying a walk-in robe and ensuite. Both bathrooms are finished with contemporary fixtures and floor-to-ceiling tiles, adding value and durability.

With a private courtyard, garden shed, double garage with internal access, and low-maintenance landscaping, the property is designed for easy care and long-term return. Built with brick construction, double glazing and reverse-cycle heating and cooling, it delivers comfort and efficiency all year round. Only minutes from Longford's shops, cafés, schools and river walks, this property will attract strong rental demand from a wide range of tenants. A move-in-ready investment in one of Northern Tasmania's most convenient townships.

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 - \$560 per week in the current market.. This appraisal was completed on 26th September, 2025.

APPRAISAL

\$550 - \$560 PER WEEK

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