

RENTAL APPRAISAL

HARRISON
AGENTS

123 HIGH STREET, CAMPBELL TOWN

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

Built in 1985 and only ever owned by two families, this delightful property has been lovingly preserved with many original features still intact. From the moment you arrive, the landscaped front yard sets the tone, neat, welcoming, and brimming with potential. Set on a generous 2,132sqm block, this home offers the ideal setting for all. Step inside through the entry foyer into a spacious and light filled living area, where an original fireplace mantel adds warmth and character. A reverse cycle system has been thoughtfully added for year round comfort. Flowing from here, the kitchen is a standout - generous in size, complete with timber detailing, a walk in pantry, gas cooktop, oven and rangehood. From the kitchen window, gaze out over open paddocks to the mountains beyond, a rare and peaceful outlook.

Adjoining the kitchen is a sunroom, drenched in morning light and offering direct access to the backyard. It's the perfect spot to relax with a cuppa and soak up the serenity. Two bedrooms, each with built-in robes, are located at the opposite end of the home, while the central bathroom features a shower, vanity and laundry space. A separate toilet enhances convenience and functionality. Outside, the possibilities are endless. The block boasts excellent side access, a single garage, multiple garden sheds, a greenhouse and a designated veggie garden. But the standout is the four bay shed with solar panels, toilet and shower, ready for your dream workshop, studio or secure vehicle storage.

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 \$420-\$440 per week. This rental appraisal was completed on 1st July 2025.

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

APPRAISAL

\$420 - \$440 PER WEEK

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