

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 1/329A WESTBURY ROAD, PROSPECT

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

Tucked away in a prime Prospect location, this low-maintenance unit is a smart addition to any investment portfolio. Positioned as the first in the complex, it enjoys extra privacy and easy access, setting it apart from the rest.

Inside, an open-plan layout creates a welcoming flow between living and dining areas, complemented by a reverse cycle system that ensures comfort year-round. At the heart of the home, a modern kitchen installed just six months ago features sleek cabinetry, quality appliances, and a practical bench space – perfect for everyday living or entertaining.

The unit offers two well-sized bedrooms with built-in robes and a combined bathroom and laundry, thoughtfully designed for efficiency and practicality. Outdoors, a private courtyard with recently installed fencing provides a secure and low-maintenance space, while a carport and additional visitor parking add convenience.

The location is hard to beat. Directly across the road is Prospect Marketplace, offering cafés, a supermarket, and other amenities, while the Old Tudor Complex and reputable schools are just minutes away. Launceston's CBD is less than ten minutes by car, making commuting or enjoying the city easy. This unit presents a low-maintenance, high-appeal investment opportunity in a sought-after suburb, combining modern comfort, convenience, and practicality.

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 \$380 - \$390 per week in the current market. This appraisal was completed on 26th August, 2025.

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

## APPRAISAL

\$380 - \$390 PER WEEK

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