

RENTAL APPRAISAL

HARRISON
AGENTS

2 GLOUCESTER STREET, WEST LAUNCESTON

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

Positioned in a highly convenient West Launceston location, this property presents an excellent opportunity for astute investors seeking solid returns. Boasting a practical layout, it features three bedrooms, functional living spaces and a well-maintained kitchen, all designed to meet the needs of long-term tenants. The property's timeless charm, combined with its low-maintenance appeal, ensures it will attract a steady rental market.

Set on a manageable block with potential for further enhancements, the home offers opportunities to increase value through minor cosmetic upgrades. Its proximity to schools, local shops, and transport links makes it a desirable choice for families and professionals alike, enhancing its rental appeal.

Investors will appreciate the property's strong rental potential and the opportunity to secure a dependable income stream in a sought-after suburb. With West Launceston continuing to see steady demand, 2 Gloucester Street represents a smart addition to any investment portfolio.

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 **\$580 - \$600** per week in the current market. This appraisal was completed on 7th November, 2025.

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

APPRAISAL

\$580 - \$600 PER WEEK

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