

RENTAL APPRAISAL

HARRISON
AGENTS

3 Warragul Street, Norwood

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

Positioned in a tightly held and consistently sought after pocket of Norwood, this well presented home offers a strong opportunity for investors seeking both immediate comfort and long term growth. With close proximity to local schools, shopping precincts, and a short commute to the Launceston CBD, the location supports ongoing tenant demand and long term rental stability.

The home itself is designed for practical living, featuring three bedrooms, a well appointed kitchen and bathroom, and the added benefit of two separate living areas. Natural light enhances the interiors, while features such as double glazed windows, reverse cycle heating and cooling, and a wood heater contribute to year round comfort and energy efficiency, an appealing combination for quality tenants and reduced running costs.

Outdoors, the property continues to deliver with a secure and well utilised block, complete with established gardens, multiple storage options, and a functional alfresco space ideal for everyday use. Solar panels feeding back to the grid further enhance the investment appeal, while the carport and additional space for vehicles, caravans, or trailers add flexibility. With scope to further enhance and increase rental return over time, this is a well rounded investment in a proven location.

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 **\$630 - \$650** per week. This appraisal was completed on 24th March, 2026.

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

APPRAISAL

\$630 - \$650 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

