

RENTAL APPRAISAL

HARRISON
AGENTS

122 PATEENA ROAD, TRAVELLERS REST

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

Set on approximately 5.32 hectares (12.84 acres), Delmara presents a compelling opportunity for investors seeking a property with strong lifestyle appeal and long-term potential, all within an approximate 10-minute drive of Launceston. Offering space, privacy and flexibility, the property combines a substantial family home with usable acreage, creating an attractive proposition for tenants seeking the increasingly popular rural-residential lifestyle while remaining close to city conveniences.

The spacious residence spans over 200 m² and features five bedrooms and two bathrooms, including a master suite with walk-in robe and ensuite. Multiple living areas, including a sunken lounge with bay window and a central open-plan kitchen, dining and family zone, provide excellent functionality for larger households. A Saxon wood heater with heat transfer system ensures warmth throughout the home during cooler months, enhancing comfort and liveability for occupants.

Outdoors, the property further enhances its rental appeal with fully fenced, usable land suitable for horses, sheep or hobby farming, along with a gazebo entertaining area, basketball court and additional shedding. With town water connected and located just a short drive from the Prospect shopping precinct and Launceston CBD, Delmara offers investors a unique lifestyle holding with strong tenant appeal and future value-add potential.

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 **\$820 - \$850** per week. This appraisal was completed on 11th of March, 2026.

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

APPRAISAL

\$820 - \$850 PER WEEK

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