

RENTAL APPRAISAL

HARRISON
AGENTS

17 PEPPERMINT PLACE, PROSPECT

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

Tucked away at the end of a quiet cul-de-sac in Prospect, this spacious family home has been thoughtfully designed with lifestyle, comfort, and versatility in mind. Surrounded by quality homes, it offers an address you'll be proud to call your own.

Upstairs, the home opens with a generous living room and balcony capturing sweeping mountain views—perfect for morning coffee or evening sunsets. The heart of the home is a sprawling kitchen and dining area with room for a large family table, a second lounge zone, and a tucked-away study nook. The kitchen impresses with its practical layout, walk-in pantry, quality appliances, and even a plumbed-in fridge, making entertaining and daily living effortless. Four light-filled bedrooms complete this level, including a master with ensuite and walk-in robe, plus a family-friendly bathroom.

Downstairs reveals a versatile second living zone with its own entry and toilet, ideal as a rumpus, retreat, or guest quarters. This level also includes a double garage, laundry, and additional multipurpose space suited to storage, hobbies, or a home gym. Modern comforts such as ducted heating and cooling, full fencing, and ample off-street parking further enhance functionality.

Outdoors, the low-maintenance landscaped yard features artificial grass, an undercover alfresco area, and a sun-soaked deck for entertaining. All this is set within five minutes of Prospect's schools, shops, and amenities, and just 10 minutes from the CBD and Cataract Gorge. A big-hearted home with smart design and endless versatility, it's ready for its next family to enjoy.

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 \$770 - \$785 per week in the current market. This appraisal was completed on 20th August, 2025.

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

APPRAISAL

\$770 - \$785 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

