

RENTAL APPRAISAL

HARRISON
AGENTS

73 ATKINSONS ROAD, GRINDELWALD

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

This lovely four-bedroom, two-bathroom home offers comfort, space and serenity on a generous 2501m² block, capturing stunning valley and mountain views. The open-plan living areas are filled with natural light and provide plenty of room for relaxation and entertaining. The well-appointed kitchen sits at the heart of the home, while the main bedroom features a walk-in robe and ensuite. Additional highlights include a spa bath in the main bathroom, two reverse-cycle air conditioners, and a separate laundry for convenience.

Outdoors, the home is surrounded by established gardens with roses, vegetables, and a tranquil fish pond. The entertaining deck, fitted with an electric louvre roof, is the perfect spot to enjoy the sweeping views or host gatherings year-round. A 9x6m double garage with an adjoining 9x6m double carport provides ample parking for vehicles, boats, or caravans, while solar panels add energy efficiency. The peaceful setting, friendly community, and abundance of birdlife create a true lifestyle retreat.

Located in the charming Swiss-inspired village of Grindelwald, just 15 minutes north of Launceston, residents can enjoy the Tamar Valley Resort's boutique shops, cafés, and recreational facilities, all surrounded by scenic walking trails and beautiful views. With Legana and Riverside just minutes away for shopping, schools, and services, and the Tamar Valley wine region nearby, this home offers the perfect blend of lifestyle, convenience, and tranquillity.

Taking into account influences such as market 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 \$680 - \$720 per week. This appraisal was completed on 7th October, 2025.

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

APPRAISAL

\$680 - \$720 PER WEEK

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