

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 47 CORELLA DRIVE, LEGANA

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

Nestled in a peaceful, family-friendly neighbourhood, this generous home immediately welcomes you with an inviting open-plan layout. The modern, neutral-toned kitchen seamlessly connects to both the living and dining areas, creating a smooth flow that continues through sliding doors to a sheltered alfresco area, ideal for indoor-outdoor living and entertaining.

A separate second living area offers flexibility, perfect as a cosy retreat for the kids, a home office, or a quiet reading nook. With four spacious bedrooms, the master suite impresses with a walk-in robe and an ensuite. The main bathroom is thoughtfully configured with a separate toilet for added convenience. Comfort is guaranteed year-round with a reverse-cycle heat pump. Practicality is further enhanced by a double garage with internal access, providing secure parking and additional storage options.

The outdoor space is flat and easy to maintain, with manicured gardens and plenty of room for children to play. The alfresco area flows naturally from the living space, making it ideal for family meals or relaxing with friends. Situated in a popular and family-friendly part of Legana, this quiet neighbourhood is close to Legana Primary School, local shops, cafés, a nearby vineyard, and only a short drive to Launceston CBD.

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 \$670 - \$685 per week in the current market. This appraisal was completed on 26th August, 2025.

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

## APPRAISAL

\$670 - \$685 PER WEEK

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