

RENTAL APPRAISAL

HARRISON
AGENTS

22 WEEDON AVENUE, SOUTH LAUNCESTON

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

Beautifully renovated throughout, this three-bedroom, two-bathroom home delivers both style and practicality in a sought-after South Launceston location. Set on a generous 862m² (approx.) block, the standout feature here is the rare dual access via Weedon Avenue and Ainslie Grove. Step inside to discover a warm and inviting interior, where Tasmanian oak flooring flows through the open-plan living spaces, dining, and kitchen. The layout is both functional and thoughtfully designed, with the master bedroom privately positioned and complete with a sleek ensuite, while the two additional bedrooms offer built-in robes and easy access to the central main bathroom.

The well-appointed kitchen features a gas cooktop and overlooks the living zone, where a natural gas fireplace and reverse cycle system with heat transfer kit ensure year-round comfort. Double-glazed windows enhance energy efficiency, keeping the home quiet and cosy. Sliding doors connect the living area to a sunny deck-perfect for entertaining-overlooking the backyard with lovely mountain and suburban views.

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 \$580-\$615 per week.

This rental appraisal was completed on 27th June 2025.

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

APPRAISAL

\$580 - \$615 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

