

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 77 BINDAREE ROAD, LEGANA

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

Positioned on a spacious corner block in the ever-popular Montague Park estate, this property offers an exceptional lifestyle for families seeking space, style, and functionality. With views stretching over neighbouring apple orchards and mountains, the home captures both the charm of its semi-rural surrounds and the ease of modern living. Built in 2021 with a classic Hamptons-inspired façade, this four-bedroom home delivers a thoughtful floor plan and high-end finishes throughout.

At the heart of the home is a beautifully designed kitchen featuring stone benchtops, quality appliances, a walk-in butler's pantry, and an open-plan layout that flows effortlessly through to the living and dining spaces. Large glass stacker doors open to an enclosed alfresco area, perfect for entertaining year-round. Complete with skylights, shutters, and a leafy outlook, it's an extension of the living space you will use in every season. The master suite is generously sized with a walk-in robe and a stylish ensuite with a double vanity. All additional bedrooms include built-in robes, and the second living area adds flexibility, ideal as a media room, kids' retreat, or home office.

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 \$650 - \$660 per week. This rental appraisal was completed on 13th June 2025.

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

## APPRAISAL

\$650 - \$660 PER WEEK

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