

RENTAL APPRAISAL

HARRISON
AGENTS

3 JOSEPHINE PLACE, NEWNHAM

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

Tucked away in a quiet cul-de-sac, this spacious and solid brick home is perfect for families wanting room to move in a peaceful, well-established neighbourhood. The home has generous proportions throughout, with the kitchen sitting at the heart of the floor plan. Recently updated with a new benchtop, it connects to the open-plan living and dining area, which flows through to a second family space, ideal for growing families or those who like to entertain.

Sliding doors open to an undercover entertaining area that looks out over a private, flat backyard with beautifully maintained gardens. A rear gate offers direct access to the Mt Stuart Reserve, giving you walking trails and green open space right on your doorstep.

The home offers three spacious bedrooms, all well-lit and functional, with the main bathroom featuring both a bath and a shower, plus a separate toilet. There's also a good-sized laundry with plenty of room for storage. Ducted heating runs throughout the home, keeping it comfortable through all seasons. Outside, the home includes a remote-access single garage, as well as two separate driveways, ideal for extra vehicles, a trailer, or even a caravan. The backyard is secure and low-maintenance, perfect for kids or pets.

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 \$520 - \$540 per week. This appraisal was completed on 16th July, 2025.

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

APPRAISAL

\$520 - \$540 PER WEEK

NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

