

RENTAL APPRAISAL

HARRISON
AGENTS

1/24 PALMERSTON AVENUE, PROSPECT

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

Positioned at the front of a quiet and well maintained setting, this low maintenance unit presents an exceptional opportunity in a sought after location. Immaculately presented and neat as a pin, the home offers two well proportioned bedrooms, each with built in robes, ensuring ample storage and comfort. The central bathroom is smartly laid out with a single vanity, separate shower, bath and a separate toilet, ideal for both residents and guests.

The heart of the home is the light filled kitchen, which provides generous bench space, plenty of storage and quality appliances including; a gas cooktop, oven, rangehood and dishwasher. Overlooking the open plan lounge and dining area, the layout is perfect for everyday living and entertaining. A thoughtful study nook is tucked away, offering a practical space to work or study from home.

Sliding doors lead directly from the living area to a private, fully fenced courtyard, an inviting outdoor space perfect for summer barbecues, morning coffee or simply relaxing in the sunshine. Inside, year round comfort is assured with a reverse cycle air conditioner and gas heating. The convenience continues with a secure single garage offering internal access, making daily life that little bit easier.

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 \$495 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

\$495 PER WEEK

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