

RENTAL APPRAISAL

HARRISON
AGENTS

39 FLOREAT CRESCENT, TREVALLYN

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

Built in 2016 by the current owner, this substantial family home in a newer Trevallyn subdivision was carefully designed to capture breathtaking views and offer a truly connected lifestyle. With no overhead wires, modern street lighting, and plenty of off-street parking, the area is both peaceful and practical-just minutes from the Gorge, local schools, shops, and Launceston's CBD. The home has been purpose-built to suit the block, with the upper floor flowing effortlessly to the backyard. This seamless indoor-outdoor connection was key to the design-creating an open-plan living space where children can move freely between zones while staying connected to family life. The north-facing orientation allows the sun to pour into the main living areas, naturally warming the home and highlighting the generous scale and high ceilings throughout.

The well-appointed kitchen is ideal for daily life and entertaining, complete with Bosch induction cooktop, Bosch dishwasher, European appliances, stone benchtops, and ample storage. A second kitchen and laundry downstairs add to the home's versatility.. Downstairs is fully self-contained, finished with polished concrete floors, while the upstairs is enhanced with 20mm Tasmanian oak flooring and soft Luxaflex blinds.

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 \$950 - \$1000 per week. This rental appraisal was completed on 3rd July 2025.

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

APPRAISAL

\$950 - \$1000 PER WEEK

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