

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 14 LACHLAN PARADE, TREVALLYN

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

Positioned in one of Launceston's most desirable areas, this beautifully presented home captures sweeping views of the Tamar River and offers a peaceful lifestyle with a stunning natural backdrop. Set in a quiet street, the property provides the perfect balance of privacy, comfort, and convenience, just a short drive from the Launceston CBD. The heart of the home is the generously sized kitchen, which flows seamlessly into the dining area and second living space. From here, sliding doors lead to a fully enclosed undercover entertaining area-complete with heating and river views-creating an ideal all-seasons retreat that functions as an additional living zone. The home offers three well-proportioned bedrooms, all with built-in robes. The master bedroom includes its own private ensuite, while the main bathroom is centrally located and features a separate toilet. A spacious laundry adds further practicality.

Outside, the landscaped gardens are beautifully maintained and low-maintenance, offering a quiet, private space to enjoy. The double garage provides secure parking and extra storage, and the home also includes two reverse cycle air conditioning units for year-round comfort. Located just moments from local walking tracks, schools, shops, and the picturesque Tamar Valley wine region, this property offers an exceptional lifestyle opportunity in a highly sought-after setting.

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 \$660 - \$695 per week. This appraisal was completed on 9th July, 2025.

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

### APPRAISAL

\$660 - \$695 PER WEEK

NIKITA REEVE

0476 673 675

[nikita.reeve@harrisonagents.com.au](mailto:nikita.reeve@harrisonagents.com.au)

