

RENTAL APPRAISAL

HARRISON
AGENTS

86 MEANDER VALLEY ROAD, HAGLEY

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

The 1950s home is a beautiful blend of elegance and practicality, offering privacy and charm from the moment you arrive. Tucked behind meticulously maintained grounds, the residence stands proudly with timeless street appeal and a thoughtful layout designed for everyday comfort. Inside, the four bedroom, two bathroom configuration includes a spacious master bedroom with double built in robes and a private ensuite.

The open plan is the heart of the home, bringing the kitchen, dining and main living area together seamlessly. Warmed by a fireplace and rich in character, the space is both inviting and functional. The kitchen features generous storage, cooktop, oven, rangehood and an island bench perfect for preparing meals or gathering with family. Two additional living areas and a sunroom add flexibility, allowing you to adapt the layout to suit your lifestyle, whether that's a second lounge, a creative space or room for the kids.

Outside, the yard has been lovingly maintained, creating a peaceful retreat. A large shed/workshop and additional barn offer plenty of storage or scope for future projects.

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 \$620 - \$650 per week. This appraisal was completed on 21st July, 2025.

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

APPRAISAL

\$620 - \$650 PER WEEK

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