

RENTAL APPRAISAL

HARRISON
AGENTS

3/37 WIVELL STREET, LEGANA

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

This quality-built home offers much more than your standard unit- it has a real house-like feel, with generous proportions and premium finishes throughout. As you walk in, you're welcomed by a bright, sun-filled kitchen that's much bigger than you'd expect. It features a large island bench, plenty of storage, a 900mm oven and cooktop, an integrated dishwasher, and a built-in microwave. The open-plan dining and living space is warm and inviting, making it easy to relax or host friends and family.

The home is all on one level, offering easy access and a flat layout throughout. There are three spacious bedrooms, all with good-sized built-in robes. Two of the rooms have been soundproofed, ideal if you're working from home or have kids. The main bedroom includes its own ensuite, and both bathrooms are modern with stone-top vanities, quality fittings, and a large deep bath to soak in. Heating and cooling are taken care of with a reverse cycle system and a heat-transfer setup that keeps the whole home comfortable year-round. The 8.5 kW solar system is a fantastic bonus, helping keep energy costs down. Outside is secure, sunny and low-maintenance – a great space to enjoy without the upkeep. There's a double garage with internal access, plus room to park a small boat or caravan.

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 \$595 - \$620 per week This rental appraisal was completed on 20th June 2025.

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

Harrison Agents Launceston | 48 Brisbane Street, Launceston

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NIKITA REEVE

0476 673 675

nikita.reeve@harrisonagents.com.au

