

RENTAL APPRAISAL

HARRISON
AGENTS

54 MORRISON STREET, FALMOUTH

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

Built in 2022 and set in the sought-after seaside hamlet of Falmouth, this high-spec home combines modern design with low-maintenance living, making it a standout investment opportunity. Just a short stroll to the beach and within easy reach of St Marys, Scamander, and St Helens, it's ideally positioned for both permanent residency and holiday rental appeal.

The upper level showcases a light-filled open-plan living zone, complete with a quality kitchen, wood heater, reverse-cycle heating/cooling, and seamless indoor-outdoor flow to an elevated deck. The master suite features a walk-in robe and luxe ensuite with heated tiles, enhancing its long-term tenant or guest appeal.

Downstairs offers versatility with two additional bedrooms, a main bathroom with heated tiles, a rumpus/fourth bedroom, and direct access to a lower deck. A large double garage with internal access, laundry space, and a high-clearance shed add further functionality—perfect for accommodating boats, caravans, or extra storage, boosting rental flexibility. Finished with double glazing, low-maintenance landscaping, and premium finishes throughout, this property represents an exceptional opportunity to secure a coastal retreat with strong lifestyle and income potential.

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 \$550 - \$600 per week in the current market.. This appraisal was completed on 26th September, 2025.

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

APPRAISAL

\$550 - \$600 PER WEEK

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