

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 3 HURST STREET, WEYMOUTH

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

Perfectly positioned in the popular seaside village of Weymouth, this updated coastal retreat offers an outstanding investment opportunity just a short stroll from the river's edge. With sweeping views along Pipers River toward Mt Arthur and Mt Barrow, the home has been refreshed with new flooring, fresh paint and an updated bathroom, while the light-filled open-plan living area is designed to maximise the tranquil outlook. Investors will value the flexible layout, featuring two bedrooms in the main dwelling plus two additional studio rooms in a separate rear bungalow—ideal for dual living, guest stays or increased holiday rental capacity.

The property is well equipped for low-maintenance investment, boasting upgraded electrics, underground power to the garage and studios, and a 6.6kW solar system to help reduce operating costs. Outdoor living is a major drawcard, with a spacious undercover entertaining area, double garage/workshop and a large yard offering excellent storage for boats, caravans and holiday gear—highly sought-after features for short-term holiday tenants. Moments away are popular swimming and kayaking spots, the beach via the river track, and two nearby boat ramps providing easy river and ocean access.

Weymouth continues to attract strong demand from families and holidaymakers seeking a relaxed coastal escape, supported by its friendly community, great fishing and close proximity to Tam O'Shanter Golf Club. With Launceston an easy 45-minute drive and Bridport and George Town just 30 minutes away, this versatile property offers investors the ideal blend of lifestyle appeal, strong rental potential and long-term value.

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 **\$470-480** per week. This appraisal was completed on 1st December, 2025..

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

## APPRAISAL

\$470 - \$480 PER WEEK

NIKITA REEVE

0476 673 675

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

