

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 200 FRESHWATER POINT ROAD, LEGANA

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

Positioned within the tightly held Freshwater Point precinct of Legana, just moments from everyday amenities and a short drive to the Launceston CBD, this substantial residence presents a compelling investment opportunity on an expansive allotment of approximately 3,346m<sup>2</sup>. Large land holdings of this scale in such a convenient lifestyle location are increasingly scarce, underpinning strong long-term capital growth prospects and ongoing demand from quality family tenants seeking space without compromising on accessibility.

Designed for comfortable, low-maintenance living, the home offers generous open plan living, kitchen and dining zones flowing effortlessly to outdoor entertaining areas. Four well-proportioned bedrooms and two bathrooms provide flexibility for families or professional occupants, while features such as gas cooking, a fireplace and leafy outlooks enhance rental appeal. Solar panels and solar hot water improve cost efficiency, and secure tandem garaging adds practicality. With privacy, mature gardens and significant land size offering future upside, this is a high-calibre investment blending lifestyle appeal with sustainable, long-term performance.

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 **\$730 - \$760** per week  
This appraisal was completed on 17th February, 2026.

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

## APPRAISAL

\$730 - \$760 PER WEEK

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