

RENTAL APPRAISAL

HARRISON
AGENTS

13 NINTH ISLAND CRESCENT, LULWORTH

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

Tucked away in the peaceful seaside community of Lulworth, this beautifully positioned home captures breathtaking views across Bass Strait. Designed to maximise light and outlook, the open-plan living, dining and kitchen area opens to a generous outdoor entertaining space—perfect for enjoying the ever-changing coastal scenery.

Three well-proportioned bedrooms, two living zones and neatly appointed bathrooms ensure comfort and flexibility for tenants or guests. Double glazing and reverse-cycle air conditioning provide year-round efficiency, while the large garage and workshop add valuable storage and practicality.

Set on a generous, elevated block, the property offers privacy, space and uninterrupted ocean views—an appealing combination for both long-term tenants and short-stay accommodation. A rare opportunity to secure a low-maintenance coastal investment in one of Tasmania's most tranquil seaside locations, just a short drive from Launceston.

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 **\$520 - \$550** per week in the current market. This appraisal was completed on 31st October, 2025.

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

APPRAISAL

\$520 - \$550 PER WEEK

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