

HARRISON STAYS

APPRAISAL

26 FLINDERS STREET, BEAUTY POINT

Beauty Point offers the kind of escape guests come to Tasmania to find. Set in a peaceful riverside location, this home is ideally suited to couples, families and small groups seeking a relaxed stay in the heart of the Tamar Valley. Sweeping river views, established gardens and a generous entertaining deck create an inviting setting for long lunches, quiet mornings and memorable evenings, while the nearby foreshore, cafes and attractions enhance its year-round appeal. Beyond the accommodation itself, the lifestyle this property offers is a key part of its strength.

Guests are increasingly looking for destinations where they can slow down and immerse themselves in their surroundings, and the gardens, orchard and outdoor spaces all contribute to that experience. When well maintained, they become a genuine point of difference. The flexible three-bedroom layout also allows owners to balance personal use with short stay income throughout the year. This appraisal reflects the current trading environment for comparable accommodation, considering the property's location, configuration, amenities and prevailing market

Based on AirDNA data for the Beauty Point market over the past 12 months, short stay properties achieved an average daily rate of \$206 and average occupancy of 57%. With attentive styling and presentation, Harrison Stays estimates that 26 Flinders Street could achieve a yearly gross revenue of \$56,940 based on 60% occupancy and an Average Daily Rate of \$260

Please note: The projected Average Daily Rate (ADR), Occupancy (OCC) and Gross Revenue (Gross REV) calculations are based on the past 12 months performance using data from AirDNA. This data is not a guarantee of future market performance.

APPRAISAL DATE

21 JULY, 2026

PROJECTED REVENUE

\$56,940



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