

295 Germantown Road, St Marys

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

Positioned on an expansive 10-acre allotment in St Marys, this property presents a unique lifestyle-driven investment opportunity, appealing to tenants seeking space, privacy and a connection to nature. Elevated above the valley, the home captures sweeping rural views and offers a peaceful setting that is increasingly desirable for long-term occupants. The residence itself features a functional open-plan layout with multiple living zones, a well-appointed kitchen and large windows designed to maximise natural light and outlook.

Accommodation is well suited to families or tenants requiring additional space, with four bedrooms including a private master suite, alongside multiple heating options and ample storage throughout. The property is further enhanced by extensive shedding, including a large 18m x 9m workshop with power, heating and additional covered space, providing flexibility for a range of uses and broadening tenant appeal.

Externally, the land is highly usable, featuring open areas, a spring-fed dam and established surrounds, supporting lifestyle or hobby farming potential. Despite its private and tranquil setting, the property remains conveniently located just minutes from the St Marys township and within reach of the East Coast. This combination of space, functionality and lifestyle appeal positions the property as a distinctive investment with niche demand and long-term 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 **$600 - $650** per week. This appraisal was completed on 28th April, 2026.

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

APPRAISAL

$600 - $650 PER WEEK

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