

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 118 RICHARD STREET, BRIDPORT

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

If you're seeking a low-maintenance coastal investment with strong lifestyle appeal, this modern Bridport home stands out. Positioned in an exclusive enclave moments from the old pier and Mermaids Beach, the property offers panoramic water views—an undeniable drawcard for long-term tenants and holiday-makers alike.

Constructed from durable Colorbond with double glazing, the home is designed for year-round comfort and minimal upkeep. The light-filled open-plan living area features raked ceilings and flows onto an expansive entertaining deck with a swim spa—enhancing the property's rental desirability. The flexible floorplan includes a master suite with ensuite and walk-in robe, a second bedroom and bathroom on the split level, plus a lower-level rumpus or optional third bedroom for added versatility.

Secure electric gates, low-maintenance surrounds, and proximity to coastal tracks, beaches, and world-class golf at Barnbogle Dunes further strengthen its tenant appeal. Quietly positioned yet under an hour to Launceston, this is a turn-key coastal asset offering lifestyle, views, and long-term investment 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 **\$700 - \$750** per week in the current market. This appraisal was completed on 19th November, 2025.

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

## APPRAISAL

\$700 - \$750 PER WEEK

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