

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 58 SEASCAPE DRIVE, LULWORTH

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

Tucked away at the end of a quiet cul-de-sac in one of Lulworth's most sought-after pockets, this coastal retreat offers breathtaking ocean views and a rare blend of lifestyle and investment appeal. Designed to embrace its setting, the double-storey residence is fully accessible with a lift and enjoys uninterrupted vistas across Ninth Island, Bass Strait and Fanny's Bay.

The main home features open-plan living bathed in natural light, a stylish kitchen, and seamless flow to an expansive deck perfect for entertaining year-round. Two bedrooms each boast private ensuites, while a guest powder room and laundry add everyday practicality. A self-contained studio provides exceptional flexibility – ideal for guest accommodation or as an income-generating Airbnb, with its own kitchenette, bathroom and private entry.

Set on 2,214sqm of landscaped grounds, the property includes multiple outdoor entertaining areas, two water tanks (22,500L + 10,000L), and extensive garaging – including a four-bay shed plus additional under-house garage with internal lift access. With strong short-stay potential, a low-maintenance design, and beach access just moments away, this is an investment that combines income opportunity with an enviable Tasmanian lifestyle.

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 **\$650 - \$750** per week in the current market. This appraisal was completed on 5th November, 2025.

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

## APPRAISAL

**\$650 - \$750 PER WEEK**

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