

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 104 MARY STREET, WESTBURY

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

Set along a sealed driveway framed by pasture and established hedging, this impressive rural residence offers a rare opportunity to lease approximately 11 acres of fully fenced, productive land without compromising on modern comfort. Built in 2012, the home features a light-filled open plan kitchen, living and dining zone at its heart, complemented by a separate media room for added flexibility. Four genuine double bedrooms provide excellent accommodation, including a main suite with walk-in robe and ensuite, while ample storage throughout ensures everyday practicality. Year-round comfort is assured with Daikin ducted heating, a wood fire and the benefit of an 11kW solar system with 8.5kW inverter.

Outdoors, the property is exceptionally well set up for those seeking a working rural lifestyle, with electric sheep-proof internal fencing, town water troughs to paddocks, stockyards with head bale and loading ramp, plus a small hay barn. A substantial three-bay insulated shed (approx. 10m x 8m) with electric roller doors, power and data connection provides outstanding storage or workshop space. Established fruit trees add further lifestyle appeal, while town water and septic services keep daily living simple. All this, just minutes from Westbury's town centre and approximately 25 minutes to Launceston CBD, making it a unique and highly desirable acreage rental opportunity.

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 **\$720 - \$750** per week. This appraisal was completed on 13th February, 2026.

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

## APPRAISAL

\$720 - \$750 PER WEEK

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