

# RENTAL APPRAISAL

HARRISON  
AGENTS

## 325 GRAVELLY BEACH ROAD, GRAVELLY BEACH

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

Welcome to Gealach House. The architecturally designed main residence, crafted from Finnish Luna wood and boasting an impressive 7.4 energy rating. Step inside and immediately feel the soul of this home, where sunlight pours through bifold doors framing panoramic river views and hydronic underfloor heating keeps the heart of the home warm year round. The open plan kitchen, dining and living space is as functional as it is beautiful, featuring stone bench-tops, a butler's pantry, gas cooktop and multiple ovens, all anchored by a French Seguin wood heater for added warmth and elegance.

And then, there's Miss Adeline's Cottage. Lovingly restored and oozing vintage romance, this period home is brimming with personality. Currently operating as a successful Airbnb, it's offered fully furnished and includes a spacious dining area, beautifully appointed kitchen, cosy lounge with wood fire and a reverse-cycle, two double bedrooms, the main with river views, a stylish bathroom, charming garden room and a dreamy standalone bath house that really sets the tone. Soak up the scenery from the river facing verandah, with water glimpses all around.

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 (Gealach House) and \$520 - \$540 per week (Miss Adeline's Cottage). This rental appraisal was completed on 18th June, 2025.

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

Harrison Agents Launceston | 48 Brisbane Street, Launceston

### APPRAISAL

**\$600 - \$650 PER WEEK**

Gealach House

**\$520 - \$540 PER WEEK**

Miss Adeline's Cottage

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