

WEEKLY MINI MAG

15 November 2019



9a Lynton Avenue South Hobart \$595,000

Get your foot into the South Hobart property market with this low maintenance family home that would also make a sound investment. Conveniently located, it's walking distance to the city, South Hobart cafes and shops, the University and several good schools. Princes Street Primary School is only a five minute walk away.

So what are the key features of this home?

- There are three double bedrooms and a fourth single bedroom. The double bedrooms have walk in or built in robes.
- The master bedroom has an ensuite comprising a shower, vanity and toilet.
- The main bathroom has a shower, bath and vanity.
- There are water views from several rooms including the lounge room.
- The separate laundry offers additional storage options and ample room for both washer and dryer.
- Ducted heating means that the house is warm in winter and cool in summer.
- There's plenty of parking – a single lock up garage and off street parking for up to three cars.
- The backyard is gently sloping and full fenced – perfect for the kids or the pooch.

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FOR RENT



15 Aberdeen Street, Glebe

 2  1  0

\$450/wk

This very spacious two bedroom property situated within easy walking distance to the CBD has stunning street appeal. The house consists of a large living space with high ceilings, a separate lounge and dining room with a kitchen leading to a private leafy courtyard.



7 Binya Court, Kingston Beach

 3  1  3

\$495/wk

Set amongst landscaped gardens and located in a quiet cul-de-sac with lovely water views, being a short drive to the Kingston and Blackmans Bay shops and cafes, local schools and Kingston Beach, is this very well maintained, three bedroom, two bathroom family home.



21/166 Bathurst Street, Hobart

 2  1  1

\$550/wk

This well situated, north facing, fully furnished two bedroom apartment is ideal for those looking for a convenient city base and lifestyle. All whitegoods are supplied inclusive of washing machine, dryer, fridge, microwave and dishwasher. The open plan kitchen has a pantry and useful breakfast bar creating plenty of bench space.



14 Kalang Avenue, Lenah Valley

 3  1  2

\$480/wk

This substantial three bedroom home is located in a quiet street and very short stroll from two playgrounds. Polished floorboards feature throughout the house including all bedrooms and living areas. All three bedrooms are double in size with the master enjoying early sunshine and an expansive view.

493 Nelson Road, Mount Nelson

 4  2  5

\$760/wk

When you drive onto this property you are greeted by a beautiful home surrounded by an extensive yard with fruit trees and a well-established garden. The floor plan is extremely flexible. There are two formal living rooms along with a living space adjacent to the kitchen that could easily be used as a dining space.



2/187-189 Bathurst Street, Hobart

 2  1  0

\$550/wk

This property is only one of two, it comes with everything you will need, just bring your suitcase! Downstairs comprises of a well equipped living room with electric heating an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher.



2/3 Betsy Mack Place, Howrah

 3  1  1

\$470/wk

This beautifully presented family home is located just a stones throw from the Betsy Mack walking track and only a short drive to schools and the Shoreline Shopping Centre. The top level comprises of spacious open plan living area with beautifully polished floor boards and heat pump, which also includes the well designed kitchen.



36 Tasma Street, North Hobart

 2  1  0

\$460/wk

This double storey, two bedroom terrace is in a truly exceptional location being just a stone's throw from cafes, the North Hobart restaurant strip and an easy walk to the Hobart CBD. There is also a small fully enclosed rear garden with a veggie patch and a garden shed, creating a private hidden oasis in the city.



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Choose Choose Choose

Choose skill, not options

Some agents tell lies to win your business. Be very careful that you do not choose the agent who tells you the biggest lie about how much 'you will get' for your property. This is called 'buying the business'.

Unless the agent is prepared to buy your property, his opinion is irrelevant.

If you choose agents based on the selling price they quote you - their opinions - you may be badly disappointed, and may even wind up financial difficulty.

If you suspect that an agent is attempting to buy your business with an inflated sale price estimate, insist he give you his estimate in writing.

Insist, also, that he charges you nothing if he sells for less than the price he estimated. This will identify the agents who are enticing you with false quotes.

Choose skill, not the cheapest

Cheap agents get cheap prices. Be careful choosing an agent based purely on their fees.

If agents give their own money away what do you think they will do with your money?

It may be better to pay an extra one percent for a selling fee than to receive ten percent less on your selling price.

Good negotiators rarely give big discounts on their fees. If they get you the best market price, they are worth a fair fee.

Choose NEGOTIATION skill!

If you have spent much time interviewing real estate agents, you may have noticed that they talk endlessly about the advertising they do, but few talk about the one thing that is most important to you – their negotiation skill.

Poor negotiators can cost you a lot of money.

Negotiation skills are vital to ensuring you get the highest possible price.

A good negotiator can achieve up to an extra ten percent on your selling price. This can mean thousands of dollars.

If you have an attractive property you don't need a salesperson as much as you need a negotiator.

Ask your agent to PROVE his or her negotiation ability to you. Most won't be able to do so. These are the agents you should avoid.



1/13 Eady Street, Glenorchy

BEDROOM 3 BATHROOM 1 PARKING 1

\$339,950

The property comprises of three bedrooms, two with large built in wardrobes, a spacious, sunny living room with both heat pump and wood heater to keep you toasty in winter time, leading through to the kitchen/dining area with breakfast bar that adjoins the fully enclosed sunroom.

53 Wilburville Road, Wilburville

BEDROOM 0 BATHROOM 0 PARKING 0

\$35,000

Great opportunity to build on this level 2149 sqm block, with water views overlooking Arthurs Lake. The perfect getaway to trout fish and enjoy the peace and tranquillity of the Central Highlands in Tasmania. It offers easy access to the block, with power nearby, convenient to boat ramp and alternative fishing options.

3 Maitland Street, Glenorchy

BEDROOM 3 BATHROOM 1 PARKING 3

\$325,000

Offered for sale is this three bedroom family home with lovely street appeal and situated in the outer reaches of Glenorchy. Originally an early 1900s weatherboard house, it has been clad with brick veneer and has some very nice original features on show including polished floorboards, stained glass panes and high ceilings.

64 Hillcrest Road, Tolmans Hill

BEDROOM 0 BATHROOM 0 PARKING 0

\$299,950

Here is a great opportunity to take advantage of this generous 1103 sqm block on the high side of the road with water views and established homes on either side. This is a fully serviced block with a fire trail at the rear. This block offers the opportunity to build a modern home in a bush environment.



COMMERCIAL

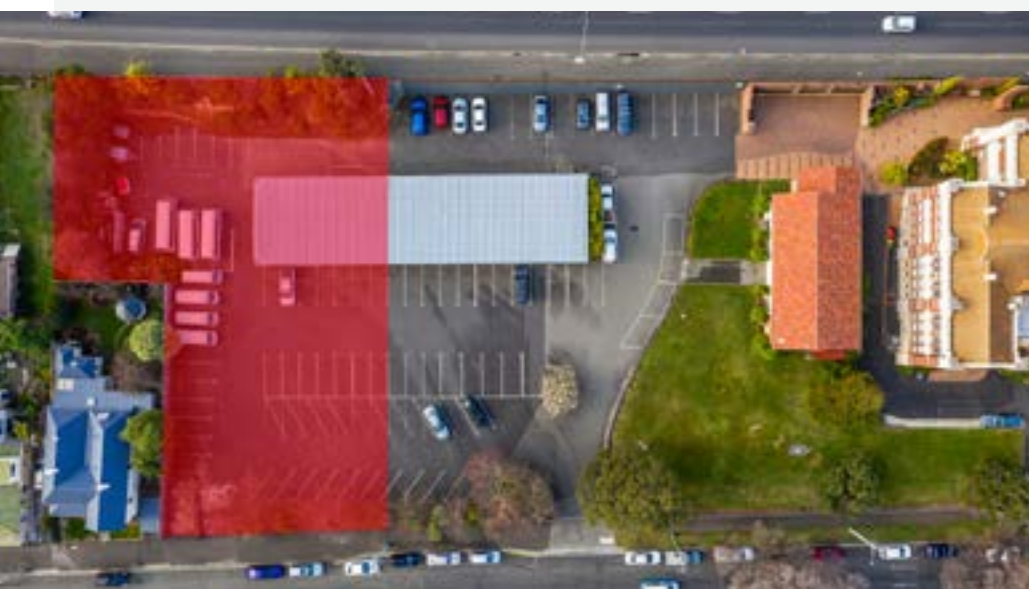
FOR SALE



1-6/73-75 Main Road, Moonah

Edwards Windsor are pleased to offer for sale, a fully tenanted, strata title, investment opportunity at 73 – 75 Main Road, Moonah. The property comprises 6 commercial tenancies, leased to three operators, in the heart of the Moonah retail strip, approximately 6km from the Hobart CBD. The strata units are being offered for sale, subject to five year leases, currently generating a total net income of \$71,382.

Expressions
of Interest



71a Letitia Street, North Hobart

The property is situated on the north east side of Letitia Street, within the Hobart suburb of North Hobart, some 3km north of the Hobart CBD. The site currently forms part of the Turnbull Family Funeral complex. A planning permit has recently been issued to allow the subdivision of the northern portion of the site to provide a 2,000 sqm allotment.

\$1,750,000



2-4 Ross Place, Mount Stuart

Edwards Windsor is pleased to exclusively offer for sale this large parcel of land in the Hobart suburb of Mount Stuart, suitable for residential development, subject to the approval of the Hobart City Council. The property is located in a newly developed area of Mount Stuart, on the high side of Ross Place, approximately 4km north of the Hobart CBD. The land is approximately 1.048 hectares.

Expressions
of Interest

BEDROOM 0 BATHROOM 0 PARKING 0



64 Charles Street, Triabunna

Located in the East Coast town of Triabunna, 1 hour from Hobart, this community centre was developed in 1989. The improvements include a foyer, large auditorium, library, kitchen and amenities. Site Area: 8,805 sqm. Building Area: 198 sqm. Offered for sale with vacant possession, providing the opportunity to owner occupy, or convert for residential use (STCA).

\$355,000 plus GST

BEDROOM 1 BATHROOM 1 PARKING 11

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17 Bligh Street, Rosny Park

The building occupies a high profile, corner of Bligh Street and Ross Avenue, with the tenancy situated at the rear, backing onto the public carpark, currently occupied by Hammond Care. Tenancy consists of mainly an open plan area with partitioned reception, a separate office, kitchenette and recently refurbished shared amenities.



\$19,250p.a
plus outgoings
+ GST



235 Murray Street, Hobart

These quality fringe CBD offices are situated on the corner of Murray and Warwick Streets, offering a high quality profile location for your business. The building is currently occupied, with these tenants relocating to a larger premises. The space provides approximately 386 sqm of offices, incorporating up to 5 offices and various open plan areas. The first floor is open plan with a area of approximately 104 sqm.



Contact Agent

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