

# WEEKLY MINI MAG

17 January 2020



## 83 Suncoast Drive Blackmans Bay \$790,000

You'll love this family home, the quiet location, and expansive, unobstructed river views to Bruny Island and Storm Bay. With 295m<sup>2</sup> of generous space, there's room for the whole family. There are five bedrooms over two levels, two generous living spaces, and 75m<sup>2</sup> of garage space under the house which makes a secure home for that special car or the workshop/studio. The beach and bush walks are easily accessible and the property is located in the Illawarra Primary School catchment area.

In more detail...

- The top floor makes an excellent parents' retreat comprising a double bedroom with breath taking views, ensuite and additional small bedroom, which would make a great nursery or office/study. AND there's even a sauna.
- On the ground floor, there are three bedrooms, the main bathroom, and a rumpus room with sunroom/office annexed. The open plan kitchen/dining room has been refurbished and enjoys the amazing views as does the family room. A newly painted deck outside the kitchen completes the picture.
- On the lower ground floor is the spacious garage with room for up to three vehicles and/or a workshop.

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# FOR RENT



## 2/62a Waimea Avenue, Sandy Bay

 1  1  0

\$430/wk

This beautifully modern and spacious ground floor unit has everything a single professional or couple could need and more! High end furnishings and attention to detail will ensure comfort and luxury are second to none. With open plan living and dining, the space is utilised superbly



## 2/220 Melville Street, West Hobart

 2  1  1

\$645/wk

Set out over two levels, the well designed, open plan, split lower level comprises of a generously sized living room with sliding door access to the front courtyard area, leading through the entry area, then down to the sunken kitchen / dining room, which provides access to the rear sun deck.



## 12 Liam Drive, Kingston

 3  2  1

\$520/wk

Yes newly renovated quality townhouse comes with communal access to a lovely pool, tennis court and barbeque area ideal for festive relaxation. However there are many more features to discover. There are three large bedrooms, two with built in wardrobes.



## 49a Arthur Street, West Hobart

 1  1  1

\$380/wk

This is a charming, one bedroom unit that is well appointed and looks out onto a large garden at rear of the main house. At the front of the property is the recently renovated modern kitchen. It is well equipped and includes plenty of space for the cooks out there.

## 144 Augusta Road, Lenah Valley

 3  1  2

\$595/wk

The property is in a great location, close to shops, schools and hospital with a parkland a short distance away. No expense has been spared with this beautifully renovated three bedroom home. Throughout the property are polished floorboards with lots of light in every room.



## 5a/117 Collins Street, Hobart

 3  2  2

\$800/wk

Superbly situated this expansive, top floor apartment enjoys fabulous local views of the city through to the harbour. Offering three double bedrooms with the master enjoying a large ensuite inclusive of bath, walk in shower and twin vanities. It also has the additional benefit of a large walk in wardrobe and electric heating.



## 23 Cordelia Street, Rosetta

 3  1  4

\$430/wk

In a quiet area of Rosetta and the main entrance fronting onto Marys Hope Road, is this well presented three bedroom family home with dual access driveway. There is plenty of off street parking for cars, a trailer and even an area that may be suitable for a boat or caravan.



## 33 Raleigh Court, Howrah

 5  2  6

\$590/wk

Set back from the road, at the end of the cul-de-sac, in a quiet, bush type setting you will find this sizable five bedroom family home, ready for a new family to move in and call home. On the upper level you will find the spacious open plan lounge with beautifully polished floorboards and sliding door access to the large front balcony



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## How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

### The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

### The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

### What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

### Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.



## 1/1 Beach Road, Kingston Beach

 2  1  1

\$379,000

Have you always wanted to live close to the beach? Well here's your opportunity. This two bedroom apartment is just metres from the beach (including the dog beach), the cafes, the restaurants and the Kingston Beach Golf Course. What a great location! There are two bedrooms, each with built in robes.



## 64 Charles Street, Triabunna

 1  1  11

\$355,000plus gst

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.



## 1/207 Churchill Avenue, Sandy Bay

 1  1  1

\$289,000

Brilliantly located, just minutes from UTas, schools, shops and public transport. This one bedroom unit is ideal to live in or rent out. A sunny, open plan living space. Private garden with level entry. Kitchen area with breakfast bar. Double bedroom with built-ins.



## 64 Hillcrest Road, Tolmans Hill

 0  0  0

\$289,950

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



## 333 Main Road, Glenorchy

Located close to the Glenorchy CBD, this property has excellent exposure to a high level of passing traffic and is ideal for an office location. The tenancy comprises two large open plan offices, two separate offices, reception, training/boardroom, storage room and amenities. Ample on-site parking is available. This is an opportunity to secure a high profile office space, which would suit a variety of office uses.

\$36,000p.a  
plus outgoings  
+ GST



## 63-69 Letitia Street, North Hobart

The property is situated on the corner of Letitia Street and Federal Street, some 3kms from the Hobart CBD. The North Hobart shopping precinct is within 1km of the property and provides excellent shops, restaurants and cafes. The tenancy comprises a mostly open plan space and a large partitioned office, with an area of approximately 117 sqm on the ground floor of the Wilson Building.

\$26,000p.a  
plus GST



## 833 Huon Road, Fern Tree

A substantial family home on a 7421 sqm block enjoying panoramic water views, a private bush setting and is adjoining the Pipeline track. This property ticks all the boxes for the discerning Fern Tree buyer. Thoughtfully renovated and extended over time, this property brings together the magic of the bush setting and the amazing views into all parts of the home, which makes for an idyllic, peaceful setting.

\$750,000

BEDROOM 5 BATHROOM 2 PARKING 2



## 32 Franklin Place, Hamilton

Flexible Heritage property located in the main street of Hamilton, this substantial circa 1870's property has wide appeal and flexibility. An historic property consisting of approximately 185 sqm of residence and approximately 140 sqm of shop front. It is being sold on a freehold basis with vacant possession.

\$389,950

BEDROOM 5 BATHROOM 3 PARKING 4

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# COMMERCIAL



## 13-17 Castray Esplanade, Hobart

This well located office suite, with a commanding position, close to the world renowned Salamanca Place, within the highly sought after commercial precinct of Sullivan's Cove, has undergone a recent refurbishment, providing a high quality of offices. The available space comprises a large open plan area, with an approximate area of 95 sqm.

\$39,000p.a  
plus GST



## Suite 10, 64-68 Liverpool Street

Located centrally in the Hobart CBD, between Liverpool and Argyle Street, the Bank Arcade is opposite the Brunswick Hotel and adjoining the Wellington Arcade, the level two office suite is your chance to lease an affordable, centrally located business premise. The tenancy is open plan, light, bright and air conditioned.

\$15,000p.a  
plus GST

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