

# WEEKLY MINI MAG

20 December 2019



## 99 Box Hill Road Claremont \$360,000

Conveniently located near schools, shopping centre and sports grounds, only a minute from the highway. Enjoy a home with modern kitchen and bathroom spaces, no updating needed before moving in! This circa 1957 home is perfect for families and investors alike.

Featuring:

- 3 Bedrooms, the master with large built ins
- Modern kitchen with plenty of bench and storage space
- Updated bathroom and toilet
- Fully enclosed back yard with small garden shed
- Ample off street parking, including a garage
- Open lounge area with heat pump
- Neat sun room that could be used as a dining area or play room
- Large Patio entertaining space

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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.



## 985 Cambridge Road, Cambridge

 3  1  4

\$380/wk

This family home is low maintenance and has had upgrades throughout to make it a fresh and inviting property. As you walk through the door you will find a large open plan living, dining and kitchen area with a heat pump for heating and cooling. The kitchen has a large breakfast bar, a quality stove, and plenty of cupboards.



## 49 Apolline Drive, Kingston

 4  3  2

\$650/wk

This stunning ex-display home is situated in Kingston's popular new Spring Farm Estate, and has been designed with today's modern family in mind. Upstairs features the open plan living, dining and kitchen – with plenty of windows to let in natural light and sun all day, and serviced by a reverse cycle air conditioner.



## 34 Lansdowne Crescent, West Hobart

 2  1  1

\$575/wk

Set on the much sought after Lansdowne Crescent is this beautifully furnished two bedroom home. With all conveniences only a short walk away, and right on a bus route the location is fantastic for singles, couples or families. It is also in the school catchment zone for Lansdowne Primary and Taroona High.

## 1/4 Lochner Street, West Hobart

 3  1  1

\$520/wk

Positioned in the heart of West Hobart, this property offers spacious living with three bedrooms and a deck overlooking the city. Located on a quiet street, this home is walking distance to Hill Street, Lansdowne Crescent Primary School and Caldew Park. It is also an easy walk to the CBD and North Hobart shopping precinct.



## 10/33 Tower Road, New Town

 3  1  2

\$595/wk

This modern three bedroom penthouse is comparable to no other. The penthouse offers a large light filled, open plan living/dining area with access to the balcony, leading through to the modern, well designed kitchen with plenty of cupboard and bench space, fridge and dishwasher.



## 35 Purdie Street, West Moonah

 4  2  4

\$700/wk

This superbly presented north facing architect designed home offers expansive river views over the Derwent Estuary through to the Meehan Range. Internally there are features galore that will cater to the larger growing family. This is an extremely functional house that will make for very comfortable and opulent living.



## 13 McGough Street, Glenorchy

 4  3  3

\$595/wk

Properties of this size and layout do not become available very often. The home has been updated with quality fittings throughout. We start with the modern kitchen with loads of cupboard space, stainless steel oven, ceramic hotplates, dishwasher and double door fridge then leading through to the tiled family dining area.



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## Property and the dangers of a digital footprint

Before the Internet, properties were primarily marketed via newspaper advertisements, signs and in agents' windows. These mediums had a remarkable and often overlooked advantage over modern forms of advertising – they left no easily traceable marketing or sales history (a digital footprint).

There is an old saying 'nothing is as useless as yesterday's newspapers'. In the newspaper age, an owner could dip their toe in to test the waters. If they didn't like the result, they would take the property off the market or reduce the price. Without a digital footprint, there was very little longterm harm to the value of the property. The marketplace quickly forgot.

[Conversely, the Internet remembers everything and forgets nothing.](#)

Properties advertised in Australia appear largely on two major websites: realestate.com.au and domain.com.au. CoreLogic, the parent company of RP Data and the largest supplier of property information in Australia, receives routine advertising and known property information from both sites, resulting in an easily accessible pool of information.

Why should this be a concern for property owners?

Before the Internet, the only indication a property had been on the market for an extended period was a faded card in a real estate window or a crooked, worn sign in the front yard. Once removed, these two signals faded quickly from

the marketplace's collective memory. An owner could have another attempt in twelve months and few would remember the previous attempt.

[Now – the Internet creates a digital footprint, a record of a property's advertising and pricing history for all to see.](#)

A digital footprint intensifies the danger posed by an extended marketing period.

Significant long-term damage occurs to the property's recorded history and eventual selling price if it is launched onto the main real estate portals at an inflated price and does not sell. As a rule, the price of a property drops if it is viewed more but not purchased.

One click on realestate.com.au will lead a user to the number of page visits, giving a buyer an early idea of a property's time on market and desirability.

Has it sold in the past and for how much? Did the property get passed in at auction? Why hasn't it sold? Is there a reason why so many people looked at this property and not bought it? Why has it been withdrawn from sale? The answers to these questions always increase a buyer's negotiating power.

[A wealth of knowledge, provided at the click of a mouse, and in negotiation, knowledge is power.](#)



### 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.



### 53 Wilburville Road, Wilburville

 0  0  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.



### 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



## Suite 10, 64-68 Liverpool Street, Hobart

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



## Suite 11, 64-68 Liverpool Street, Hobart

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 2 office suite is your chance to lease an affordable, centrally located business premise. The tenancy is open plan, light, bright and air conditioned.



\$19,950p.a  
plus GST



## 14 Sunnyside Road, Lindisfarne

Brilliantly located in a quiet street, just minutes from the Hobart CBD, primary and secondary schools. This circa 1944 home is full of potential! Three bedrooms, two with built-in wardrobes. Sunny, large living room overlooking the private yard. Neat, older style kitchen with potential to update and improve.



\$434,950

BEDROOM 3 BATHROOM 1 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



## 7 Wilks Road, Lenah Valley

The property is located on Wilks Road, which is accessed off Creek Road, close to the intersection with Augusta Road, approximately 5 km from the Hobart CBD, only a 3 minute drive from Calvary Hospital. Situated on the site is a single story, sandstone former residence, developed over 150 years ago, which has recently undergone a major refurbishment to provide a modern medical facility.



\$95,000p.a  
plus outgoings  
+ GST



## 11-15 Pearl Street, Derwent Park

Edwards Windsor have been appointed to offer for lease this well-appointed, modern industrial facility, located in the sought after industrial area of Derwent Park, some 5kms from the Hobart CBD. The property incorporates a showroom and offices on the ground floor, offices including a boardroom/training area, on the first floor; with an adjacent warehouse, providing 7 metre internal clearance.



\$149,350p.a  
plus outgoings  
+ GST

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