

WEEKLY MINI MAG

22 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



11 Jutland Street, New Town

 2  1  2

\$395/wk

This property is located in a quiet cul de sac in the heart of New Town. Perfect for a small family or couple who want a quiet home with the convenience of city life. The welcoming sun room entrance brings you into the open plan living/dining room, polished floorboards throughout add a charming touch to this large light filled home.



7 Lawley Crescent, South Hobart

 3  1  2

\$410/wk

This solid 3 bedroom brick home features a sunny kitchen with a spacious living area with a wood heater and a brand new reverse cycle heat pump to be installed to keep you cool in the summer and added warmth in the winter. With a separate laundry and bathroom and a lockable garage with lots of space for storage or even a workshop.



49 Apolline Drive, Kingston

 4  3  2

\$750/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.



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.

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.



6/179 Liverpool Street, Hobart

 1  1  0

\$370/wk

This studio apartment is located on the top floor of a quiet inner city complex. It is semi furnished, with the essentials that you would need to comfortably make this your base in Hobart. There is a double bed, couch, bar fridge and assorted kitchen utensils.



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.



5a/117 Collins Street, Hobart

 3  2  2

\$850/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.



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The True Value of Your Home

TRUTH at all times; RELIEF from the stresses associated of the selling process;
AWARENESS of factors influencing the sale of the property;
EFFORT to sell the property; and of course, the HIGHEST PRICE.

Interesting, buyers want the exact same things, EXCEPT they want to pay the LOWEST PRICE. A good agent knows how to close this gap, using their negotiation skills to achieve the best possible price for the seller.

There are 3 things that need to be in place to achieve the highest price: the right pricing strategy, the right marketing, and the right presentation.

The first step in pricing your home right is to establish the true value of your property. If you do not understand the true value, you risk rejecting the best offers.

Home sellers who are realistic about their asking price have the best chance of selling for the highest price.

The best way of determining the value of your property is to hire an independent valuer. It's money well spent. It will help you determine a fair asking price.

A great question to ask is: "If you sell my home for less than the price you quoted me do I still have to pay you the commission you quoted me?". Getting a guarantee for the price quote helps protect you from potentially being misled about the value of your home.



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



20 Derwent Park Road, Derwent Park

Hobart's number 1 showroom location, with national and established local businesses: Baby Bunting, Harvey Norman, Blackwoods and JMC Car Group. Showroom: approximately 365 sqm, with additional 103 sqm mezzanine. On-site car parking: 12 spaces. There is a full security system, LED lighting and roller door access.

\$82,000p.a.
plus outgoings



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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COMMERCIAL



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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