

WEEKLY MINI MAG

29 November 2019



32 Franklin Place Hamilton

\$389,950

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.

Offering:

- Residence comprising four double bedrooms and two bathrooms
- Separate kitchen and dining areas
- Separate sleep out with bedroom and bathroom
- Shopfront with current use as cafe with large kitchen area, spacious service and seating area. Rustic storeroom and rear verandah /entertaining area
- Large block with multiple off street parking spaces
- 6kw solar panels

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FOR RENT



9/5 Augusta Road, Lenah Valley

 1  1  1

\$285/wk

Available either furnished or unfinished this well maintained and presented studio apartment makes for comfortable easy living. The fold out built in bed allows for very handy extra living space and creates a practical dining and lounge area when required. Extra consideration has been given to storage with built in cupboards.



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

\$695/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.



13 McGough Street, Glenorchy

 4  3  3

\$620/wk

Perfect for the large or extended family, with four bedrooms, and a home office/rumpus/teenager retreat. Properties of this size and layout do not become available very often. Separate from the house is the home office/rumpus/teenager retreat with its own living room, bedroom and bathroom.

493 Nelson Road, Mount Nelson

 4  2  5

\$695/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.



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.



4/5 Waverley Avenue, Lenah Valley

 2  1  1

\$400/wk

This neat 2 bedroom unit is in a small complex close to the main shopping precinct of Lenah Valley. The unit comprises of 2 good sized bedrooms both with privacy blinds and built ins. The bathroom incorporates the laundry a corner shower and vanity, there is gas hot water with touch pad control unit.



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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Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.



1/1 Beach Road, Kingston Beach

 2  1  1

\$400,000

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.



64 Charles Street, Triabunna

 1  1  10

\$355,000 + GST

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).



64 Hillcrest Road, Tolmans Hill

 0  0  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



79 South Arm Road, Rokeby

Edwards Windsor are pleased to offer for sale 79 South Arm Road, Rokeby. The property is situated on a substantial site, within an established industrial area of Rokeby, approximately 500 metres west of the Police academy and some 15 kilometres east of the Hobart CBD. The site has a frontage of 20 metres, an overall site area of 1,267 sqm and is zoned 'Light Industrial'.

\$495,000
plus outgoings



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.

\$449,950

BEDROOM 0 BATHROOM 0 PARKING 0



83 Suncoast Drive, Blackmans Bay

You'll love this family home, the quiet location, and expansive, unobstructed river views to Bruny Island and Storm Bay. With 295m2 of generous space, there's room for the whole family. There are five bedrooms over two levels, two generous living spaces, and 75m2 of garage space under the house which makes a secure home for that special car or the workshop/studio.

\$790,000

BEDROOM 4 BATHROOM 1 PARKING 4

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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



462 Nelson Road, Mount Nelson

Edwards Windsor have been appointed to offer for sale this long standing boutique supermarket and separate licensed bottle shop, in continuous operation since the 1980's, along with the adjoining car park/hardstand. The property is being offered for sale either on a vacant possession basis, or the opportunity to take over the existing business, with all plant and equipment.

\$1,000,000

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