

WEEKLY MINI MAG

3 January 2020



27 Edge Avenue Lenah Valley \$540,000

For sale is this charming family home in a quiet spot on one of Lenah Valley's best and most sought after streets. This circa 1953 home presents in tidy and original condition and is ready to be lived in and enjoyed right away.

It features:

- 3 Bedrooms, two with built ins
- 2 living areas, one leading out on to a decked area
- Modifications have been made for disabled access
- Large bathroom including toilet, shower and vanity
- Great backyard lawn space with neat garden
- Single Garage space that could be used as a workshop
- Large under house storage space
- Separate Laundry space
- Off street parking

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89 BRISBANE STREET, HOBART TASMANIA 7000
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WINDSOR**

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.



12 Liam Drive, Kingston

 3  2  1

\$550/wk

This newly renovated quality townhouse comes with communal access to a lovely pool, tennis court and barbeque area ideal for festive relaxation. There are three large bedrooms, two with built in wardrobes while the master bedroom has an ensuite, walk in wardrobe and balcony.



2/337 Macquarie Street, South Hobart

 1  1  1

\$340/wk

This delightful downstairs unit benefits from 1 double bedroom, ensuite bathroom and open plan lounge/kitchen. It is tastefully decorated, with quality fittings throughout, secure entry, washing machine, built-in robes, electric heating, private courtyard and off street parking for 1 vehicle.



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.



6/2 Myuna Road, Blackmans Bay

 3  2  2

\$495/wk

In the popular suburb of Blackmans Bay is this modern and stylish unit. The property is within walking distance of Blackmans Bay beach and its cafes and restaurants, along with being close to local schools and child care – making it perfect for families or singles alike.



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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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.



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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



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



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



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



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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