

WEEKLY MINI MAG

31 January 2020



78 Alexander Street Sandy Bay \$740,000

This 1920s character home is located on the doorstep of the University of Tasmania and would make a good family home or investment property with its four to five bedrooms. There's sufficient room on this large block for an ancillary dwelling such as a self-contained flat, or studio (subject to Council approval). The house is not heritage listed nor located in a heritage precinct.

So what are its key features?

- There are three double bedrooms, a single bedroom and a rumpus room downstairs that could be turned into a fifth bedroom if required.
- There are two bathrooms - one upstairs and one downstairs.
- The updated galley style kitchen opens to a deck.
- There's huge storage space downstairs which is presently used as a workshop.
- A 5kW solar system is installed.

OPEN 7 DAYS ☎ **6234 5500**

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**

FOR RENT



47 Campbell Street, Hobart

 2  1  1

\$575/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



10/33 Tower Road, New Town

 3  2  2

\$550/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.



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.



2/62a Waimea Avenue, Sandy Bay

 1  1  1

\$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.

144 Augusta Road, Lenah Valley

 3  1  2

\$580/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.



105/123 Hampden Road, Battery Point

 1  1  1

\$500/wk

The Apartment is in a fabulous location close to CBD and the Restaurants of Salamanca water front. A fully serviced kitchen with whitegoods, open plan living and dining space leading to an outdoor area for Summer entertaining. The bedroom is a good size with built-ins.



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.



49a Arthur Street, West Hobart

 1  1  1

\$360/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



OPEN 7 DAYS ☎ 6234 5500

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**

OPEN 7 DAYS ☎ 6234 5500

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**

Choose an Agent that has Buyers Waiting

The best agents keep detailed records of buyers

Most agents get dozens of enquiries from buyers each month. Some get hundreds. But most don't keep records of these people – names, enquiry details, email addresses and phone numbers.

Usually these agents do not feel the need because their home sellers pay for the advertising.

When agents keep records of genuine buyers, there is less need for advertising.

Insist on an agent who keeps detailed and accurate records of genuine buyers. One of these buyers may be perfect for your property.

List Exclusively

The more agents you employ the greater your chances of getting a lower price.

Do not place your property for sale with several agents. You may think this will increase your chance of finding a buyer, but it decreases your chance of getting the highest price.

All of those agents will be in a hurry to sell your property before someone else sells it. The sale will be most important. The price will be forgotten.

Buyers shop around. They will use the agent who can obtain your property for the lowest price.

Test this yourself. When you see one property with several agents, call them all and ask this question: "What is the lowest price I can get for this?" you will be told different prices.

The saying goes that a chain is only as strong as its weakest link.

It is hard enough when buyers shop around for properties, but do you also want them shopping around for the weakest agent too?



32 Franklin Place, Hamilton

BEDROOM 5 BATHROOM 3 PARKING 4

\$389,950

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. Full of authentic character and charm, this property has real potential and flexibility as a home.



64 Charles Street, Triabunna

BEDROOM 1 BATHROOM 1 PARKING 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.



2/24 Winbourne Road, West Moonah

BEDROOM 2 BATHROOM 1 PARKING 0

\$320,000

Situated in an elevated position, capturing beautiful water views and all day sun, is this two bedroom, standalone villa unit. Offering low maintenance living and plenty of privacy, this unit is suited to a wide range of buyers from investors, first home buyers or downsizers.



64 Hillcrest Road, Tolmans Hill

BEDROOM 0 BATHROOM 0 PARKING 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



702 Sandy Bay Road, Sandy Bay

Brilliantly located, this substantial 1153 sqm block with a title down to the high water mark creates endless opportunities for the discerning buyer to create something special, from a substantial home or multiple dwellings (subject to Council approval). The existing site consists of a very humble 1920's shack (not in rent-able condition) and a two bedroom villa on the road frontage.

Expressions of Interest

BEDROOM 2 BATHROOM 2 PARKING 1



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



3 Hooper Crescent, Mount Stuart

This lovely 1952 home in an elevated position overlooks Hobart and the Derwent River. It's close to renowned Mount Stuart Primary School and on the local bus route. The living spaces have been opened up to maximise the feeling of spaciousness and light, and the fully fenced yard makes the property pet and child friendly.



\$740,000

BEDROOM 3 BATHROOM 1 PARKING 2

OPEN 7 DAYS ☎ 6234 5500

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**

OPEN 7 DAYS ☎ 6234 5500

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**

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



342 Argyle Street, North Hobart

The property has undergone an extensive refurbishment, with improvements including polished concrete floors, installation of a 1000L Grease trap, new wiring & plumbing, natural gas, equal access toilet and full commercial kitchen. Allowing for you to take possession today and start operating tomorrow.

\$39,500p.a
plus GST &
outgoings

OPEN 7 DAYS ☎ 6234 5500

89 BRISBANE STREET, HOBART TASMANIA 7000
www.ewre.com.au



**EDWARDS
WINDSOR**