

# WEEKLY MINI MAG

6 December 2019



## 83 Suncoast Drive Blackmans Bay \$790,000

You'll love this family home, the quiet location, and expansive, unobstructed river views to Bruny Island and Storm Bay. With 295m<sup>2</sup> of generous space, there's room for the whole family. There are five bedrooms over two levels, two generous living spaces, and 75m<sup>2</sup> of garage space under the house which makes a secure home for that special car or the workshop/studio. The beach and bush walks are easily accessible and the property is located in the Illawarra Primary School catchment area.

The top floor makes an excellent parents' retreat comprising a double bedroom with breath taking views, ensuite and additional small bedroom, which would make a great nursery or office/study. AND there's even a sauna.

On the ground floor, there are three bedrooms, the main bathroom, and a rumpus room with sunroom/office annexed. The open plan kitchen/dining room has been refurbished and enjoys the amazing views as does the family room. A newly painted deck outside the kitchen completes the picture.

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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

\$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.

## 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.



## 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.



## 600 Nelson Road, Mount Nelson

 5  2  10

\$645/wk

This high-set Nelson Road property provides the perfect spacious family home with a lovely outlook and desirable privacy. Situated on an extensive native block, you can sit back in the large sun room and take in the wildlife or wander the garden, there are endless areas for children to play and explore.



## 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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## Important questions you must ask (Before you sell!)

1. What price will I get?
2. When will I get it?
3. What are the TOTAL costs of selling my property? Advertising PLUS commission
4. If I don't sell, do I have to pay any money? If so, why?
5. If I sell for a lower price, can I pay a lower commission? If not, why not?
6. If I choose an agent and am not happy with the service, can I sack the agent?
7. Is there anything else I can do to help my property sell for a higher price?

For the answer to these questions and anything else you need to know, please call us on 6234 5500.



### 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

\$299,950

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



## 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, Repco and MC Car Group. Showroom: approximately 365 sqm, with additional 103 sqm mezzanine. On-site car parking: 12 spaces. Full security system. Roller door access. LED Lighting.

\$82,000p.a  
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.

\$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



## 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 also open plan and has a area of roughly 104 sqm.

Contact Agent

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