

WEEKLY MINI MAG

7 February 2020



18 Talone Road Blackmans Bay \$699,000

Offered for sale in a prime location in Blackmans Bay, is this large block of land (with two dwellings) that is ripe for further development. Zoned general residential, there is opportunity to remove the existing dwellings and build four to five unit/townhouses (subject to Council approval), or alternatively to subdivide.

The dwellings themselves comprise a two bedroom 1961 weatherboard house with lock up carport, and an adjoining separately metered three bedroom unit built in the 70s that has been used for a registered home business. The house has been rewired, repainted, replastered, ceiling insulation installed and kitchen updated. The unit is of concrete block construction.

Both residences, with some minor modification, could provide an income stream for the discerning investor.

There's also a two car garage attached to the unit that has been made into a studio.

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**EDWARDS
WINDSOR**

FOR RENT



5/179 Liverpool Street, Hobart

 1  1  1

\$350/wk

This modern, well presented studio apartment in Hobart's city centre is cleverly designed to maximise the use of the available space and is located just a short stroll to all local services and is within easy walking distance to Salamanca and the waterfront.



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.



2/4 Lochner Street, West Hobart

 1  1  1

\$345/wk

This downstairs unit comprises of an open plan kitchen/dining/living area. The unit is bright and has just had new blinds installed for privacy. This downstairs unit comprises of an open plan kitchen/dining/living area. The unit is bright and has just had new blinds installed for privacy.



6 Norfolk Drive, Howrah

 3  2  2

\$495/wk

This beautifully presented property comprises of large sun drenched, separate living room with heat pump and panel heating, leading through to the designer kitchen with breakfast bar, under bench oven, ceramic hotplates and dishwasher which then adjoins the spacious family dining room area.

FOR RENT

2/36 Washington Street, South Hobart

 2  1  2

\$495/wk

Idyllically positioned, this superbly presented free standing unit offers expansive views of the city and Derwent. With an abundance of features and benefits and all year sun. There is a separate lounge room with fabulous outlook and heat pump and a separate lounge room with fabulous outlook and heat pump.



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.



41 Seaview Avenue, Tarooma

 3  2  3

\$795/wk

Superbly presented, fully furnished, waterfront residence set amongst leafy secluded surrounds. This amazing architect designed three bedroom home comes fully appointed with an abundance of features for the contemporary tenant. There is an expansive open plan living area with sunken lounge and log fireplace.



49a Arthur Street, West Hobart

 1  1  1

\$340/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



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Navigating the Building Inspection

When you are selling your home, a poor building inspection can derail the sales campaign. Genuine issues that neither the seller, buyer or agent expected can be damaging. The buyer can think crucial information has been withheld and the seller can feel as though the buyer is using a tactic to lower the price.

If you are selling your home, it's best to get a detailed building report done prior to listing on the open market. This will ensure that buyers cannot bluff you with a bogus issue mid campaign. Conversely, if there is an issue that requires attention, you can rectify it prior to going on the market.

Buyers are understandably hyper cautious prior to making a purchase. They are committing a large percentage of their wealth to one transaction. Plus they have no doubt heard one too many real estate horror stories. Unconsciously, some buyers will often double the bad news and halve the good news.

It's best to get a detailed building report done prior to listing on the market.

A poor building inspection can cause the buyer to reduce their offer or even crash the sale entirely.

What the exact issues are will determine whether it's commercially best to address the issues or simply disclose them to buyers.

Even if you choose not to rectify the issues, at least you are aware of them. The best way to handle defects is full disclosure to the buyer. If you allow buyers to discover negatives of their own accord, caution and distrust in the buyer can build.

The best way to handle defects is full disclosure to the buyer.

The law may state 'Caveat emptor, buyer beware' but decency suggests 'these are the issues you should consider...' It's a savvy approach.

Full disclosure builds trust between the seller, buyer and agent. It also avoids messy renegotiations as the buyer will ultimately discover the negatives if you attempt to hide them.

Most buyers can accept negative issues about a property and factor it into their offer accordingly. If there is the slightest suggestion that issues have been withheld or smothered, most buyers will simply (rightly) withdraw from negotiations or over play the extent of the issues. When it comes to defects, as mother used to say, 'Honesty is the best policy'.

If you keep advertising your property, people may start wondering what is wrong with it.



32 Franklin Place, Hamilton

5 3 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

1 1 11

\$355,000 plus 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

2 1 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

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.





6 Charles Street, Triabunna

The property is in close proximity to the Triabunna Marina and opposite the popular Spring Bay Hotel. The current tenant is Triabunna Gourmet Meats, who have been in continuous operation for over 10 years. The improvements on the site include a retail shop front, two cool rooms, processing room, office/storage, amenities and loading bay, with rear roller door access.

**\$350,000
plus 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

2 2 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**



78 Alexander Street, Sandy Bay

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.

\$740,000

4 2 1

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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



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

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