

WEEKLY MINI MAG

8 November 2019



135 Maudsleys Road Allens Rivulet \$595,000

Would you like to hide yourself away in the hills south of Hobart and live off-grid? Well here's that very opportunity. This solar passive house, with a northerly aspect and fabulous mountain views, is situated on over 22 hectares (55 acres) of predominantly bushland - two hectares are improved, fenced pasture. Once home to horse lovers, there's a 3/4 sized horse arena (it will need refurbishment for equestrian use), a rustic stable, and a two bay hay/storage shed with water tank. Numerous tracks traverse the property with some providing direct access to the Kaoota Tramway walk.

The house, with its warm rustic feel, has three bedrooms and one bathroom. The master bedroom is in the form of a parents' retreat and is located upstairs with a study nook and little deck. The other two bedrooms are downstairs as is the bathroom.

The house is fully insulated, the windows are double-glazed, and the house faces north with fabulous views of the mountain. The wood heater and the winter sun keep this home very toasty in winter.

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FOR RENT



1/206 Harrington Street, Hobart

 1  1  1

\$375/wk

If you are looking for the convenience of city lifestyle and convenience then you may wish to have a look here. Offering a large spacious main bedroom with the benefit of a study, playroom or home office as a second room. Both include electric panel heaters.



7 Binya Court, Kingston Beach

 3  1  3

\$520/wk

Set amongst landscaped gardens and located in a quiet cul-de-sac with lovely water views, being a short drive to the Kingston and Blackmans Bay shops and cafes, local schools and Kingston Beach, is this very well maintained, three bedroom, two bathroom family home.



2/16a Coleman Street, Moonah

 2  1  1

\$330/wk

This ground floor two bedroom unit is in a great location. It's within easy walking distance to a corner shop and bus mall, and only a short drive or walk to the Moonah shopping precinct. It offers a spacious lounge room, large eat in kitchen and separate laundry.



1/7 Montgomery Court, Sandy Bay

 2  1  1

\$550/wk

This well presented unit is in a perfect location, close to both the city, University, shops and bus route. The two bedrooms both have built-in robes, and the dining room could easily be used as a third bedroom. The modern kitchen has plenty of cupboard and bench space, and the washing machine is located in this space also.

493 Nelson Road, Mount Nelson

 4  2  5

\$760/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.



2/187-189 Bathurst Street, Hobart

 2  1  0

\$575/wk

This property is only one of two, it comes with everything you will need, just bring your suitcase! Downstairs comprises of a well equipped living room with electric heating an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher.



2/476a Main Road, Montrose

 2  1  1

\$380/wk

This attractive well-appointed villa will make for a very comfortable home for the right tenant. With an abundance of features including genuine size double bedrooms complete with built in wardrobes and fully carpeted. The open plan kitchen dining area contains a pantry and convenient breakfast bar.



36 Tasma Street, North Hobart

 2  1  0

\$480/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.



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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.



1/13 Eady Street, Glenorchy

3 **1** **1**
BEDROOM BATHROOM PARKING

\$339,950

The property comprises of three bedrooms, two with large built in wardrobes, a spacious, sunny living room with both heat pump and wood heater to keep you toasty in winter time, leading through to the kitchen/dining area with breakfast bar that adjoins the fully enclosed sunroom.



53 Wilburville Road, Wilburville

0 **0** **0**
BEDROOM BATHROOM PARKING

\$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.



3 Maitland Street, Glenorchy

3 **1** **3**
BEDROOM BATHROOM PARKING

\$325,000

Offered for sale is this three bedroom family home with lovely street appeal and situated in the outer reaches of Glenorchy. Originally an early 1900s weatherboard house, it has been clad with brick veneer and has some very nice original features on show including polished floorboards, stained glass panes and high ceilings.



64 Hillcrest Road, Tolmans Hill

0 **0** **0**
BEDROOM BATHROOM PARKING

\$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

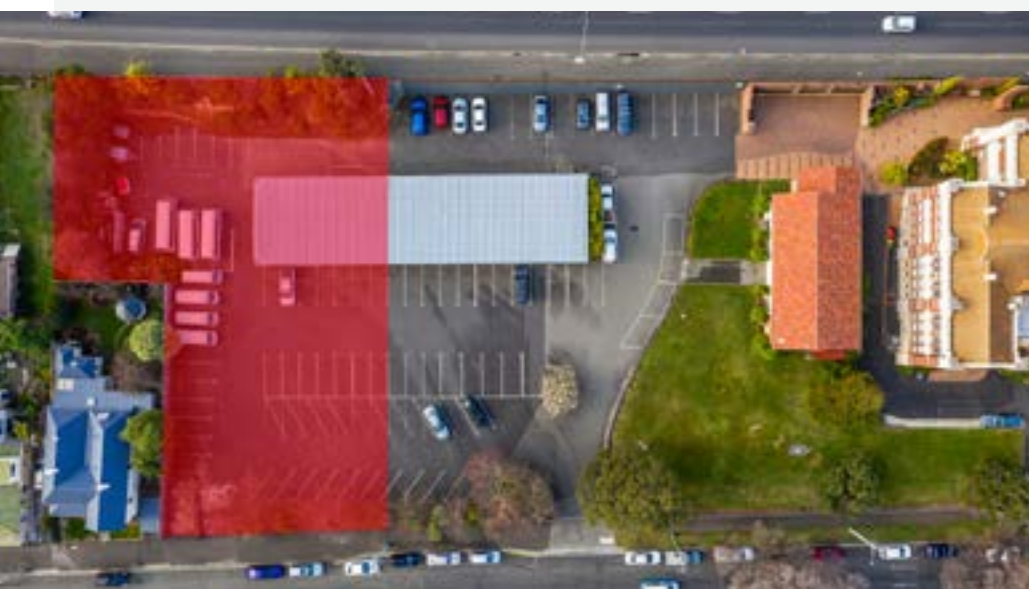
FOR SALE



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



71a Letitia Street, North Hobart

The property is situated on the north east side of Letitia Street, within the Hobart suburb of North Hobart, some 3km north of the Hobart CBD. The site currently forms part of the Turnbull Family Funeral complex. A planning permit has recently been issued to allow the subdivision of the northern portion of the site to provide a 2,000 sqm allotment.

\$1,750,000



9a Lynton Avenue, South Hobart

Get your foot into the South Hobart property market with this low maintenance family home that would also make a sound investment. Conveniently located, it's walking distance to the city, South Hobart cafes and shops, the University and several good schools. Princes Street Primary School is only a five minute walk away.

\$619,000

BEDROOM 4 BATHROOM 2 PARKING 4



23 Plaister Court, Sandy Bay

Positioned in a quiet cul-de-sac on a gently sloping block with a northerly aspect, this spacious family home is one to be enjoyed. This residence has been architecturally designed to suit the gentle slope of the block, in such a way as to capture the all day sun. This home has extensive separate entertaining and living areas.

\$899,000

BEDROOM 5 BATHROOM 3 PARKING 2

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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 open plan with a area of approximately 104 sqm.



Contact Agent

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