

WEEKLY MINI MAG

13 December 2019



833 Huon Road Fern Tree \$750,000

A substantial family home on a 7421 sqm block enjoying panoramic water views, a private bush setting and is adjoining the Pipeline track. This property ticks all the boxes for the discerning Fern Tree buyer.

Thoughtfully renovated and extended over time, this property brings together the magic of the bush setting and the amazing views into all parts of the home, which makes for an idyllic, peaceful setting.

Enjoy:

- A flexible floorplan over three levels of up to five bedrooms.
- Multiple living options including a large open plan lounge/dining area leading to a private deck, informal living/large home office and downstairs rumpus.
- Two modern bathrooms.
- Good sized kitchen overlooking the side deck with views.
- A level, usable outdoor area, ideal for kids.

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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.



6/1 Bromby Street, New Town,

 2  1  1

\$350/wk

This is a neat and tidy unit, located in a quiet complex and is very close to the bike track and a short trip to Hobart CBD, supermarkets and shops. It is a two storey, with the downstairs comprising of an open plan lounge/dining area and kitchen as well as a laundry and toilet.



14 Kalang Avenue, Lenah Valley

 3  1  2

\$460/wk

This substantial three bedroom home is located in a quiet street and very short stroll from two playgrounds. Polished floorboards feature throughout the house including all bedrooms and living areas. All three bedrooms are double in size with the master enjoying early sunshine and an expansive view. Pets will be considered.

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.



35 Purdie Street, West Moonah

 4  2  4

\$700/wk

This superbly presented north facing architect designed home offers expansive river views over the Derwent Estuary through to the Meehan Range. Internally there are features galore that will cater to the larger growing family. This is an extremely functional house that will make for very comfortable and opulent living.



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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How do you know when you should sell your property?

Although you may not be in the market to sell right now, it pays to educate yourself early on how to obtain the best price for your property and the best time to sell.

This article will give you advice and tips on how to make the sometimes challenging decision to sell your property.

1. IT'S TIME FOR A CHANGE

Change can generate mixed feelings. Depending on the type of change, you may be excited and ready for a new experience, or it may make you feel unsure about the future. Being prepared for change plays a big part in the decision to sell your property.

- Changes may include:
- Your family is growing and you need a bigger property
 - Your children have left the nest and your property is now too big and difficult to maintain
 - Your street or suburb is changing due to development
 - You've moved jobs and transport is a challenge
 - You want a lifestyle change

Whatever the change, it is important to consider the influence these changes will have on your decision to sell and the potential impact on the sale price.

2. MARKET CONDITIONS MAY BE JUST RIGHT

When considering selling your property, local knowledge and market conditions are extremely important in ensuring

a successful sale and ensuring you get the right price.

A strong market is the perfect time to downsize to a smaller, more affordable property. You can get the benefit of a higher price for your existing property and be in a stronger position to make an offer on the property you want.

A strong market can also mean there are less properties available, so your property is likely to sell faster. Faster transactions means less time is spent on the property merry-go-round and more time on the things that matter to you.

If you are wanting to upsize to a larger property, a slower market may be ideal as the price difference between your current property and future property may be minimised.

3. FINANCIAL FACTORS

While you may not be ready for a change, or the market conditions may not be ideal, the third factor to consider when thinking about selling is your financial position.

The value of your property may have increased (due to renovations, community growth, local development or market conditions) and selling may be a great option to capitalise on your investment and consider alternatives.

Even if you are not ready to sell your property, it is important to have a trusted and professional agent on your side, as you never know when you may decide to sell.



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

\$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.



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



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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