

HOBART TASMANIA

# Property Magazine

28 February 2020

FREE

PROPERTY  
OF THE WEEK

## 50 Frosts Road Margate PAGE 2



Edwards Windsor

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**ewre.com.au**  
89 Brisbane St | Open 7 days

# Property of the Week



**\$875,000**

## 50 Frosts Road Margate

### Simply Stunning

Fabulous views and a sunny, light-filled, energy efficient home are just two of the highlights of this property. Five acres of land, beautifully tended landscaped gardens around the house, a large shed – what more could you ask for?

This is a lovely semi-rural property. You will just love it! If you are ready to buy, and this looks like your dream home, then contact Edwards Windsor for an inspection. Please note that there will not be an open home at this property.



### Key features



- The main bedroom boasts fabulous views, a walk in robe and large bathroom. It opens to a deck in the garden.
- There's a guest room adjoining the second bathroom and there's a further single bedroom.
- The kitchen, dining, living room is open plan with polished concrete floors. It opens to a deck looking over Margate and North West Bay.
- There's a 12m x 7m shed (3m to the eaves) with a roller door at each end.
- Dry stone walls and a fountain grace the back yard.

The above information is provided as a guide only, and any interested party should undertake their own inquiries as to the accuracy of the information.



# For Sale



## 833 Huon Road, Fern Tree

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.

**\$750,000**



## 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). Take advantage of waterfront access to the River Derwent and the close proximity to schools and shops.

**\$1,649,000**



# For Rent

## 7 Jade Court, Blackmans Bay

Situated at the end of a quiet cul de sac with superb views, this large, charming quality home is ideal for the family. The home boasts a generous living, dining and modern kitchen, all areas featuring timber flooring and opening on to two timber entertaining decks.

**\$620/wk**



## 1/4 Nursery Court, Lenah Valley

Beautifully presented and cared for two bedroom unit, complete with garage. There are two genuine double bedrooms with large built in wardrobes. Delightful naturally lit kitchen with breakfast bar, pantry, twin sink and ample bench space and cupboards.

**\$400/wk**



## 2/17 Powell Road, Blackmans Bay

This modern double storey executive town house, located on the coast side of Blackmans Bay, is positioned perfectly in a quiet street and offers a contemporary and convenient lifestyle. The property has a carport and visitors off street parking. Sorry, no pets.

**\$550/wk**



## 8/64 St Georges Terrace, Battery Point

Within an easy walk to Salamanca, the CBD and Sandy Bay shops is this neat and tidy two bedroom apartment. Freshly painted and with new blinds throughout, the property is available either furnished or unfurnished. There is a small balcony to enjoy the sunshine and no garden to maintain.

**\$460/wk**





# For Rent

## 2 Banjorrah Street, Howrah

Nice size well cared for family home in peaceful street. There are three nicely carpeted, good sizable bedrooms with wardrobes. Enjoy a quality cheery kitchen with fridge, large pantry, plenty of cupboards and ample bench space. This home is within walking distance of local schools, bakery, and a convenience store.

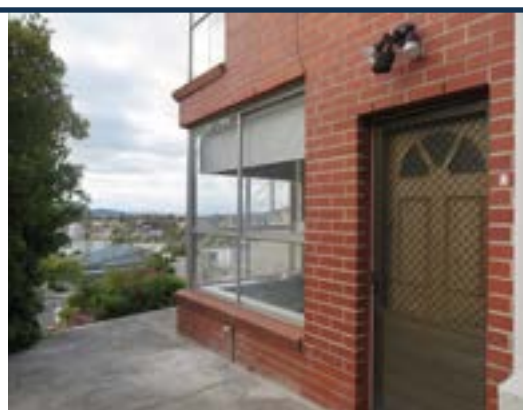
**\$465/wk**



## 2/46 Ashboul Crescent, Lutana

This conveniently positioned unit has undergone a comprehensive renovation and awaiting new tenants to enjoy the benefits. The unit has been newly painted throughout including bedrooms. There is also new carpets in living room and bedrooms. Unfortunately we are unable to consider pets here.

**\$360/wk**



## 49a Arthur Street, North Hobart

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

**\$340/wk**



## 304 Clarence Street, Howrah

Delightful three bedroom home beautifully presented in fabulous position. The superb kitchen is the home cooks delight. Massive walk in pantry, double sink, breakfast bar and lots of cupboards and bench space. With nearby parks, shops, local gym and bakery this home will suit many prospective tenants.

**\$485/wk**





ARTICLE

# How Much is Your Property Worth?



## How Much is Your Property Worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

### The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

### The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

### What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

### Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.





# For Sale

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

**\$350,000**


## 64 Charles Street, Triabunna

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. \*Price is plus GST

**\$355,000\***


## 2/24 Winbourne Road, West Moonah

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.

**\$320,000**


## 64 Hillcrest Road, Tolmans Hill

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, just 10 minutes drive into the Hobart CBD, ideal for the family.

**\$289,950**




# For Lease



## 106 Murray Street, Hobart

This high profile retail tenancy is situated on Murray Street, adjacent to the main City retail block, near the Murray and Liverpool Street intersection. The tenancy has excellent exposure and comprises a mostly open plan tenancy with 116 sqm of quality retail space.

**\$46,400p.a** +GST

**m<sup>2</sup> 116**

**ZONE Retail**



## 130 Macquarie Street, Hobart

This high profile tenancy within the ground floor of the Walchs Building in Hobarts CBD, offers your business an opportunity to capture tourist and office traffic between Salamanca and the City. The premises has an approximate area of 136 sqm, plus amenities, with the opportunity for additional basement storage.

**\$48,000p.a** +outgoings +GST

**m<sup>2</sup> 136**

**ZONE Retail**





# For Lease



## 131 Albert Road, Moonah

Situated in the heart of the Moonah industrial precinct, close to the Brooker Highway, with excellent frontage to Albert Road, and only minutes from the Hobart CBD. The tenancy comprises two large, clear span warehouses, and an adjoining high quality office accommodation.

**\$145,400p.a** +outgoings  
+GST

**m<sup>2</sup> 865**

**ZONE Retail**



## 154 Liverpool Street, Hobart

Occupied by Island Brides, the tenancy comprises an office, with a large open plan area, kitchen, cleaners cupboard and male and female toilets, situated over approximately 280 sqm. There are two full width sliding doors enabling the open space to be partitioned into three separate areas.

**\$38,000p.a** +GST

**m<sup>2</sup> 280**

**ZONE Retail**





# For Sale



## 6 Charles Street, Triabunna

Edwards Windsor are pleased to offer for sale 6 Charles Street, located in the East Coast town of Triabunna, approximately 1 hour from Hobart. 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. \*Price plus GST

**\$350,000\***

**m<sup>2</sup> 746**

**ZONE Retail**



## 71a Letitia Street, North Hobart

Edwards Windsor are pleased to offer for sale a rare opportunity to secure a large site in the Hobart suburb of North Hobart, suitable for a residential development. 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.

**\$1,400,000**

**m<sup>2</sup> 2000**

**ZONE Residential**



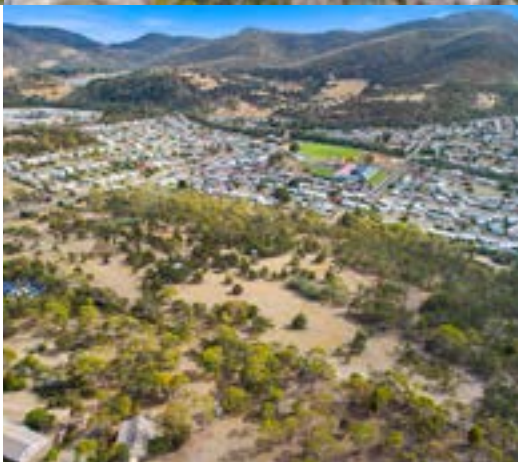


# For Sale



## 74 Sugarloaf Road, Risdon Vale

Edwards Windsor in conjunction with Knight Frank have the exclusive opportunity to offer for sale a rare, DA approved, 132 residential lot subdivision, 74 Sugarloaf Road and 6 Aralia Street, Risdon Vale. The properties are located in a developing new homes area in the southern section of Risdon Vale, approximately 10 kilometres north of Hobarts City Centre, within the Clarence municipality.



**By Offer**

**m<sup>2</sup> 11,672** **ZONE Residential**



## 17 Cattley Street, Burnie

This unique property offers an open plan premise and 3 bedroom apartment, with a frontage onto Cattley Street and an alternate frontage and garaging to Wilson Lane. The retail/office accommodation comprises a reception area, open plan retail, kitchenette, male and female toilets and two small store rooms.



**By Offer**

**m<sup>2</sup> 2700** **ZONE Retail**