

HOBART TASMANIA

# Property Magazine

6 March 2020

FREE

PROPERTY  
OF THE WEEK

## 50 Frosts Road Margate PAGE 2



Edwards Windsor

6234 5500  
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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.



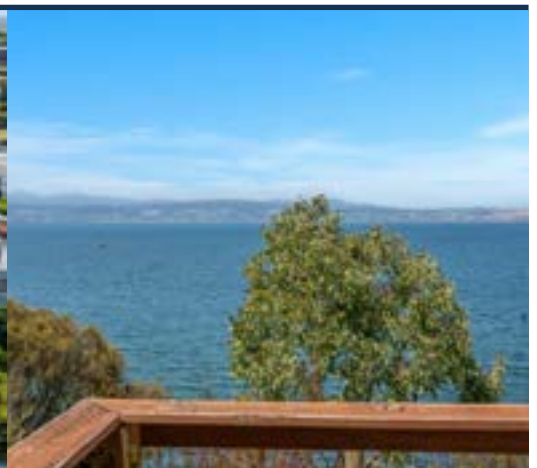
# For Sale



## 3 Maitland Street, Glenorchy

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.

**\$335,000**



## 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

## 2/39 Burnett Street, North Hobart

This spacious, well presented unit has been fully renovated and is only minutes walk from the North Hobart restaurant strip.

Comprising of an updated open plan kitchen/living/dining area with gas heating, two double bedrooms, bathroom, laundry and single secure off street parking space.

**\$400/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.

**\$385/wk**



## 1/515a Huon Road, South Hobart

Set amongst the leafy surrounds of South Hobart this neat and tidy one bedroom unit is easy care and low maintenance.

It includes carpet and curtains in the bedroom as well as a large built-in wardrobe. The lounge area has a wood heater, electric heater and a delightful outlook. There is also a lock up garage.

**\$320/wk**



## 1/1 Beach Road, Kingston Beach

Looking for convenient easy care beachside accommodation? This two bedroom unit is ready, willing and able to provide.

The living room is open plan with electric heating. The kitchen also enjoys a pleasant outlook and plenty of storage.

Undercover parking is included.

**\$350/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.

**\$430/wk**



## 2/4 Lochner Street, West Hobart

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.

The kitchen has new vinyl, ample storage and a breakfast bar.

**\$340/wk**



## 5/54 Mawhera Avenue, Sandy Bay

In a quiet cul-de-sac is this freshly painted, first floor unit in nicely maintained block.

Both bedrooms are a good size and the combined lounge and dining has plenty of space to make yourself right at home. The private balcony receives the afternoon sun and mountain views.

**\$375/wk**



## 4 Wallong Place, Berriedale

This home is set at the end of a quiet cul de sac and is only a short drive from schools and Northgate Shopping Centre.

The bedroom main has a built in wardrobe. The updated kitchen has lovely views, a dishwasher, gas cook top and breakfast bar leading through to the separate loungeroom, again with views.

**\$430/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**


## 9 Homer Avenue, Moonah

Located in a quiet street, close to local shops, schools and all services, is this 2-3 bedroom house. This home has been well maintained and is in generally original condition, it is very liveable as is, but has potential for improvement to take advantage of the great location.

**\$415,000**




# 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**



## 2/118 Gormanston Road, Moonah

This modern secure warehouse is constructed of concrete tilt panel external walls, concrete floors and metal deck roof, with a 5 metre internal height clearance, electric roller door access and incorporates an office, kitchenette and amenities.

**\$25,000p.a** +outgoings  
+GST

**m<sup>2</sup> 168**

**ZONE Industrial**



# For Lease



## 10 Warwick Street, Hobart

Well located showroo./warehouse/office, just off the Brooker Highway, only 2km from the Hobart CBD.

The versatile property comprises a showroom/office/reception and warehouse. Off street parking for 3 cars is available to the front.

**Contact Agent**

 **415**

**ZONE Industrial**



## 1/130 Collins Street, Hobart

First floor office suite in the hearth of the Hobart CBD. This tenancy is conveniently located to all major commercial activity.

Comprising two partitioned offices, large open plan area, with airconditioning and is NBN connected.

**\$22,000p.a** +outgoings  
+GST

 **72**

**ZONE Office**





# 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**



## 109 Grove Road, Glenorchy

This property is located within an established industrial hub of Glenorchy, only 5 minutes from Hobart's CBD and is surrounded by a variety of warehouse and workshop buildings.

Comprising of an office, warehouse, mezzanine storage, kitchenette and amenities, with parking and fenced hardstand.

**\$495,000 +GST**

**m<sup>2</sup> 257**

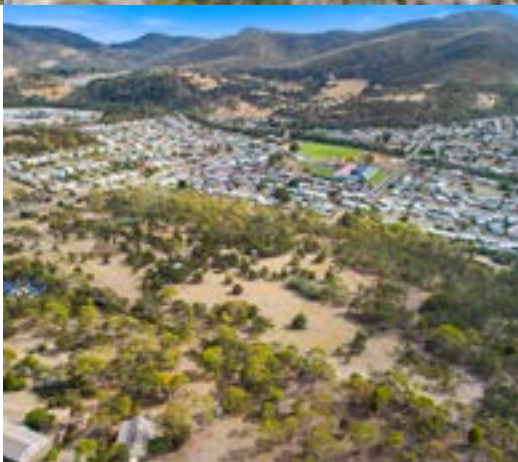
**ZONE Industrial**





## 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**


## 7/14a Main Road, Moonah

This innovative complex is located within the Moonah Business Centre.

Comprising a warehouse/office, and a reception/office area on the ground floor, and additional office and mezzanine storage on the first floor, with an internal clearance of 8 metres.

**\$325,000 +GST**
**m<sup>2</sup> 147**
**ZONE Offices**
