

HOBART TASMANIA

Property Magazine

13 March 2020

FREE

PROPERTY
OF THE WEEK

702 Sandy Bay Road

Sandy Bay PAGE 2



Edwards Windsor

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Property of the Week



702 Sandy Bay Road Sandy Bay

Waterfront Development Opportunity

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, the close proximity to schools, shops, public transport and UTAs, to realise this sites full potential.

[See more details](#)



Key features



- 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.
- Waterfront access to the River Derwent
- Substantial 1153 sqm block

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



[See more details](#)



50 Frosts Road, Margate

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? The main bedroom boasts fabulous views, a walk in robe and large bathroom. It opens to a deck in the garden.



\$875,000



[See more details](#)

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



[See more details](#)

49a Arthur Street, West 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



[See more details](#)

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.

\$300/wk



[See more details](#)

1/12 Date Court, Sandy Bay

Set high on the hill with one of the best views in Hobart is this three bedroom two storey villa. On entry you will find a tiled entrance area with storage, and a bedroom to your left with built-in cupboards. The main living area is open plan with the kitchen, dining room and lounge all encompassing the river and city views.

\$600/wk



[See more details](#)

For Rent

50 Hutchins Street, Kingston

Wonderfully situated within walking distance of local school and Kingston shopping complex is this three bedroom treasure. The property has had an excellent makeover including being repainted throughout. There are three double bedrooms with Built in wardrobes.

\$480/wk



[See more details](#)

4/67 Letitia Street, North Hobart

Situated in a secure complex, within easy walking distance to Hobart CBD, the popular North Hobart cafes and restaurants and many services, is this neat and tidy, well presented one bedroom unit. Pets are unable to be considered for this property.

\$320/wk



[See more details](#)

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



[See more details](#)

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



[See more details](#)

ARTICLE

Navigating the Building Inspection



Navigating the Building Inspection

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.



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



[See more details](#)

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*



[See more details](#)

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



Tenancy 2, 16 Smith Street, North Hobart

The property is situated on the south-western side of Smith Street between Burnett & George Streets, within close proximity to the North Hobart retail/restaurant precinct and approximately 2 km to the Hobart CBD.

\$55,000p.a +outgoings
+GST

m² 550

ZONE Industrial



[See more details](#)



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

m² 168

ZONE Industrial



[See more details](#)

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.

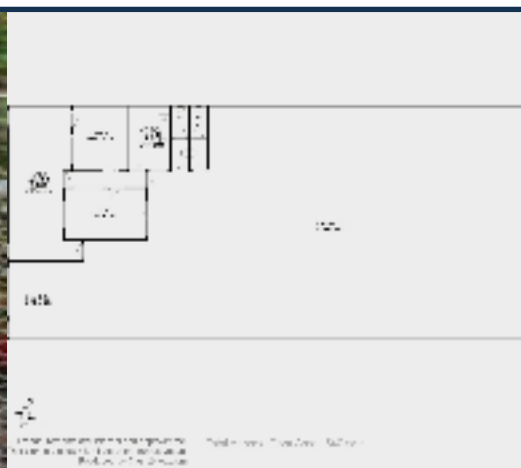
Contact Agent

m² 415

ZONE Industrial



[See more details](#)



10 Chesterman Street, Derwent Park

The tenancy comprises a warehouse, with an approximate area of 450 sqm, plus partitioned office accommodation of approximately 70 sqm. Roller door access off Chesterman Street and 3 car parks to the front. Internal height clearance of approximately 4.5 metres.

\$58,000p.a +outgoings
+GST

m² 520

ZONE Industrial



[See more details](#)

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*

m² 746

ZONE Retail



[See more details](#)



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

m² 257

ZONE Industrial



[See more details](#)

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

m² 11,672

ZONE Residential

[See more details](#)



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

m² 147

ZONE Offices



[See more details](#)