

HOBERT TASMANIA

Property Magazine

1 May 2020

FREE

PROPERTY
OF THE WEEK

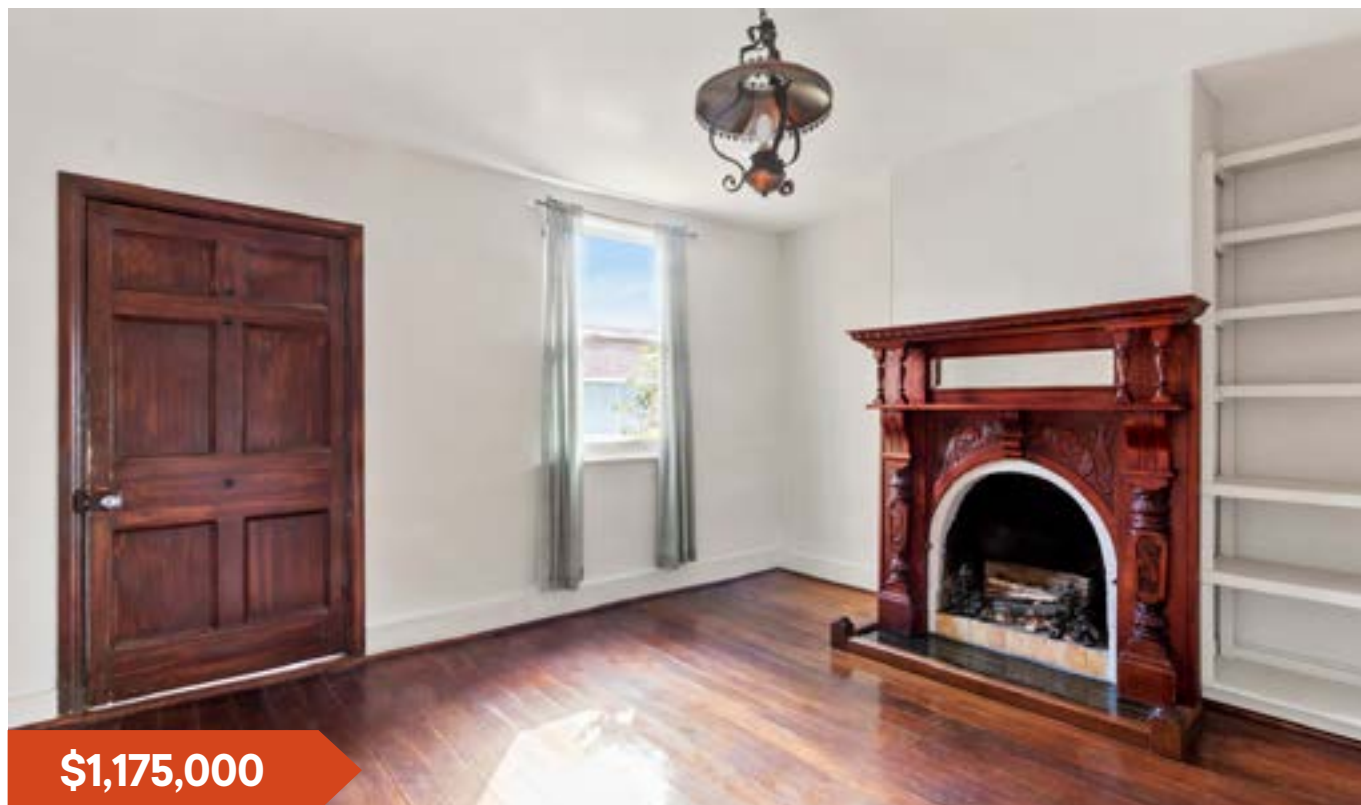
10 Wilmot Street Hobart PAGE 2



Edwards Windsor

6234 5500
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89 Brisbane St | Open 7 days

Property of the Week



\$1,175,000

10 Wilmot Street Hobart

A Rare Find!

C.1835 character residence offering the sought after combination of an inner city standalone home on the doorstep of St David's Park, Salamanca and the CBD with a beautiful garden and off street parking.

This long term family home of 45 years, zoned 'Urban Mixed Use', is full of character with exposed convict brick, pressed metal ceilings, polished floorboards and timber mantle pieces/ fireplaces.

[See more details](#)



If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

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



25 Smith Street, North Hobart

Smith Cottage, home of the Smith family after whom Smith Street was named, is now available for purchase. Built in the 1800s, it is a most charming residence with many original features, including high ceilings, timber flooring, fire places and loads of character. Situated in popular North Hobart, it is but a short walk to North Hobart shops and the city. Off street parking is an added bonus.

\$595,000



[See more details](#)



42 Kirabati Road, Midway Point

Beautifully presented, modern family friendly home with three double bedrooms, all with built-in wardrobes. Offering a North facing, large sunny open plan living area with Daikin heat pump and a separate sunroom. The spacious kitchen features generous bench and cupboard space.

Located in a popular, family friendly area, close to services.

\$479,950



[See more details](#)

For Rent

6/87 Cavenor Drive, Rokeby

This double storey two bedroom townhouse is clean, modern and conveniently situated to a plethora of local services, shops, school and playgrounds.

This is a brilliant home for those that want a number of shops, transport, cafes, takeaways etc within a short stroll of home.

\$350/wk



[See more details](#)

5/351 Sandy Bay Road, Sandy Bay

Perfectly located in the heart of Sandy Bay is this modern, two bedroom, one bathroom unit available for rent. It has a large functional kitchen and a balcony with water views. Within walking distance to the University, shops and restaurants and has undercover parking for one car.

\$430/wk



[See more details](#)

8 Ashley Court, Blackmans Bay

Idyllically situated in a quiet cul de sac is this terrific three bedroom property that offers plenty for today's tenant.

The level fenced yard is an ideal area for young kids to play and pleased to say we will consider some pets here.

\$425/wk



[See more details](#)

239a Channel Highway, Taroona

Three bedroom home with stunning water views. Just a 5 minute walk to one of Hobart's most popular cafés and a leisurely 15 minute stroll to the beach. The house is ideally situated on a bus route and has off street parking for one car. There is a large lock up storage area underneath.

\$410/wk



[See more details](#)

For Rent

91 New Town Road, New Town

Superbly presented turn of the century brick home, conveniently located in the heart of New Town. It has two, or possibly three bedrooms depending on your requirements. A charming Blackwood kitchen and an amazing living room with steeped ceiling, original stone feature wall.

Outdoor shed and off street parking for one vehicle.

\$450/wk



[See more details](#)

86 Queen Street, Sandy Bay

This property has the charm of any period cottage, beautiful floorboards throughout most of the house and colonial windows. The walls have been freshly painted and new roller blinds have been installed. There is parking for one car and plenty of storage in the two garden sheds.

\$500/wk



[See more details](#)

1/39 Burnett Stret, North Hobart

This recently updated one- two bedroom apartment is located within a minutes walk of the North Hobart Restaurant strip and a short walk to the Hobart CBD. It has the flexibility of being one bedroom apartment with a separate living area or two a bedroom - it is your choice.

\$350/wk



[See more details](#)

100 York Street, Sandy Bay

This much loved and well cared for, two bedroom home has a warming sense of comfort and functionality. It features an attractive Blackwood kitchen and a large lounge room with a sunny aspect, heat pump and picture rails. The yard is fully fenced and there is a lockable workshop/storage shed and a carport.

\$485/wk



[See more details](#)

ARTICLE

Choose an Agent that has Buyers Waiting



Choose an Agent that has Buyers Waiting

The best agents keep detailed records of buyers.

Most agents get dozens of enquiries from buyers each month. Some get hundreds. But most don't keep records of these people – names, enquiry details, email addresses and phone numbers.

Usually these agents do not feel the need because their home sellers pay for the advertising.

When agents keep records of genuine buyers, there is less need for advertising.

Insist on an agent who keeps detailed and accurate records of genuine buyers. One of these buyers may be perfect for your property.

List Exclusively

The more agents you employ the greater your chances of getting a lower price.

Do not place your property for sale with several agents. You may think this will increase your chance of finding a buyer, but it decreases your chance of getting the highest price.

All of those agents will be in a hurry to sell your property before someone else sells it. The sale will be most important. The price will be forgotten.

Buyers shop around. They will use the agents who can obtain your property for the lowest price.

Test this yourself. When you see one property with several agents, call them all and ask this questions: "What is the lowest price I can get this for?" You will be told different prices.

The saying goes that a chain is only as strong as its weakest link.

It is hard enough when buyers shop around for properties, but do you also want them shopping around for the weakest agent too?



For Rent

2/115 Arthur Street, West Hobart

Nicely nestled up away but in a prime location is this 2 bedroom unit with stunning views overlooking West Hobart for a 12 month lease. It has brand new carpet throughout, two double bedrooms and a large kitchen with a dishwasher included. Sorry no pets are considered.

\$370/wk

[See more details](#)

4/8 Newcastle Street, Battery Point

This spacious and sunny two bedroom fully furnished town house is a must view. If you are after a property that has everything and you only need your suitcase you will fit right in.

The property is located in the heart of Battery Point and is set over two levels.

\$445/wk

[See more details](#)

9 Hampden Road, Battery Point

This superbly renovated property is situated in a perfect position for those wanting city based lifestyle with modern comforts. Modern kitchen with quality joinery and appliances. Open plan living area with electric heating. Large modern bathroom with fabulous walk in shower and vanity.

\$475/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.

\$525/wk

[See more details](#)

For Lease



55 Sunderland Street, Derwent park

The property is situated within an industrial and commercial precinct, in an established industrial hub between Moonah and Glenorchy, which has excellent convenience to retail/commercial centres on Main Road; Brooker Avenue, and the city of Hobart.

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

m² 464

ZONE Industrial



[See more details](#)



32-34 Wellington Road, Lindisfarne

The property is located in the heart of Lindisfarne, comprising two converted houses (each 116 sqm), on the corner of Wellington Road and Derwent Avenue. The properties can be leased separately or as one.

\$55,000p.a gross

m² 232

ZONE General Business



[See more details](#)

For Lease



66 Kennedy Drive, Cambridge

Large format showrooms are available for lease, located within the Cambridge Centre, only 15 minutes from the Hobart CBD. This is your opportunity to secure modern showrooms, within this established Centre, just off the Tasman Highway and close to the Hobart International Airport.

Contact Agent



1501

ZONE

Retail



[See more details](#)



22 Salamanca Place, Battery Point

This is the opportunity to secure character offices, in the heart of Salamanca Square. The tenancy comprises, first floor office suite of just under 200 sqm, together with a mezzanine boardroom. Currently the main level of the tenancy is divided into several work station areas plus reception and meeting rooms.

\$63,750p.a gross +GST



215

ZONE

Offices



[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](#)