

HOBERT TASMANIA

Property Magazine

10 April 2020

FREE

PROPERTY
OF THE WEEK

15 Balmoral Road
Kingston Beach PAGE 2



Edwards Windsor

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Property of the Week



15 Balmoral Road Kingston Beach

It's off to the beach!

In a very attractive location, looking across Browns River to the Kingston Beach golf course, is this established, well-maintained family home in a tightly held area. There's so much potential inherent in the house and the large, level corner block (approx. 2138m²). It's well-located being just a couple of minutes' walk to the beach, cafes and restaurants and a 10-12 minute drive to the city. And it comes with, among other things, garaging for two vehicles and a hexagonal-shaped studio with



[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



50 Kalang Avenue, Lenah Valley

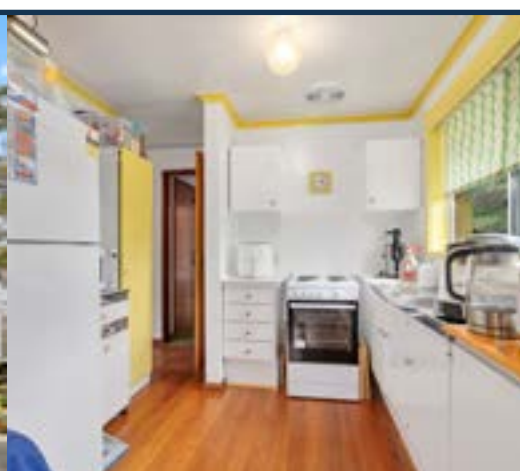
This is a charming home that's been extremely well-maintained and has many attractive features. It's well-located, being an easy drive into the city or, alternatively, a quick drive back over the hill to the northern suburbs and beyond. There are three bedrooms – a double with built ins and a view; a single bedroom; and a third that is quite versatile in its use.



\$485,000



[See more details](#)



49 Marlyn Road, South Hobart

Sunny brick house in the ever popular South Hobart. Just a stone's throw to the Cascade walking and cycling trails, yet only 10mins drive to the city and short distance from the well regarded South Hobart Primary School, as well as a number of popular local cafes and eateries. This is the perfect home to enjoy the best of both worlds, a bush setting and close to CBD.

\$499,500



[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. It has a fully fenced, secure landscaped yard. Pets will be considered.

\$400/wk



[See more details](#)

3/8 Quayle Street, Battery Point

With ample storage, the accommodation is on two levels and includes semi open-plan living / dining / kitchen, powder room and laundry downstairs, plus two double bedrooms and a full, recently renovated bathroom on the upper level.

\$395/wk



[See more details](#)

43 Cromwell Street, Battery Point

This character cottage located in the historic Battery Point is not one to miss. It combines original features with some modern updates to the kitchen & bathroom. The kitchen is located at the back of the property, and provides plenty of cupboards for storage as well as a quality oven.

\$465/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

1/526 Sandy Bay Road, Sandy Bay

The lounge is large and airy, a great place to sit and watch the life of the river. The main bedroom has a walk through wardrobe leading to the ensuite. The second bedroom has a double bed and built-ins with the third bedroom a single or could be used as a study.

\$500/wk



[See more details](#)

150 Brisbane Street, Hobart

From the moment you arrive and walk through the front door, you will appreciate what this well cared for home has to offer. Being just a short walk from the city centre with all services and being across the road from St Marys and Guilford Young Colleges, the home is ideally located.

\$480/wk



[See more details](#)

11 Reynolds Road, Midway Point

Set in a delightfully sunny aspect, with water views, this three double bedroom home offers many benefits that can be discovered below. It has a timber kitchen with wooden bench tops, twin sink, pantry and plenty of cupboards. Would make a fine family home and we are happy to consider appropriate pets.

\$350/wk



[See more details](#)

58a Montagu Bay Road, Montagu Bay

This three bedroom home is immaculate inside - it has a heat pump as well as wood heating, an eat-in kitchen, compact bathroom and would ideally suit a couple or small family. There is a large front yard which is fully fenced a smaller backyard with garden shed and OSP.

\$420/wk



[See more details](#)

How to Make the Decision to Sell!



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.



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.

\$395/wk



[See more details](#)

8 Tarana Road, Blackmans Bay

This large 4 bedroom family home is in a stunning and well sought after location. You can enjoy the beautiful views of Blackmans Bay Beach from the upstairs living area and balcony. The property features an open plan kitchen, dining and lounge room upstairs with a glass sliding door leading out onto the balcony.

\$590/wk



[See more details](#)

7/13-15 Regent Street, Sandy Bay

This recently renovated one bedroom ground floor unit is located within a popular block in Sandy Bay. The unit has an updated kitchen and vanity, along with updated carpet and vinyl throughout. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom. Sorry, no pets.

\$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.

\$550/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](#)



13/27 Cole Street, Sorell

High quality retail tenancy, that's in the heart of the Gateway Plaza, comprising of predominantly open plan retail space. The surrounding tenants include Woolworths, the Reject Shop, Trendy Cut Meats and a bakery to name a few.

\$20,800p.a +GST

m² 42

ZONE Retail



[See more details](#)

For Lease



Level 1, Suite 3, 30 Bayfield Street, Rosny Park

Located at the eastern end of Bayfield Street, this tenancy is conveniently located to all major commercial activity, including retail, office, service business and hospitality. The property is accessed via side stairs from Bayfield Street and comprises a large open plan area, partitioned office with air conditioning.

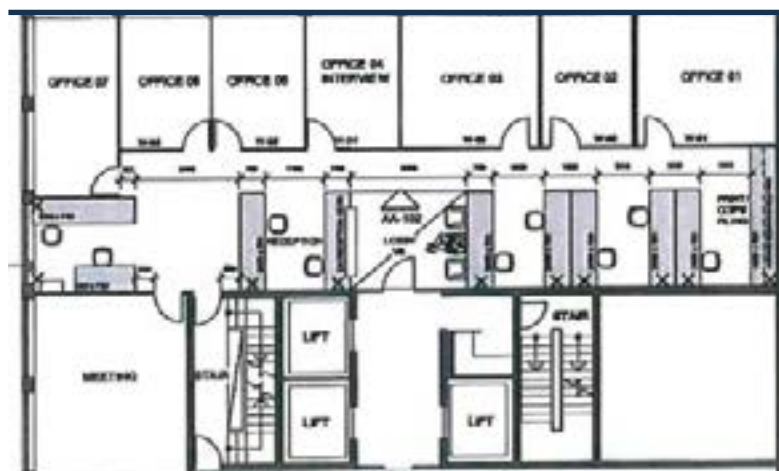
\$14,300p.a +outgoings
+GST

32 m²

ZONE Offices



[See more details](#)



7/39 Murray Street, Hobart

The building has recently undergone a major refurbishment, comprising upgrades to the main entrance foyer, 3 new passenger lifts, bathrooms, kitchens, lift lobbies, tenancies and essential services. A tenancy of approximately 215 sqm on the 7th floor is now available for lease

\$63,795p.a +GST

215 m²

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](#)