

HOBERT TASMANIA

Property Magazine

17 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



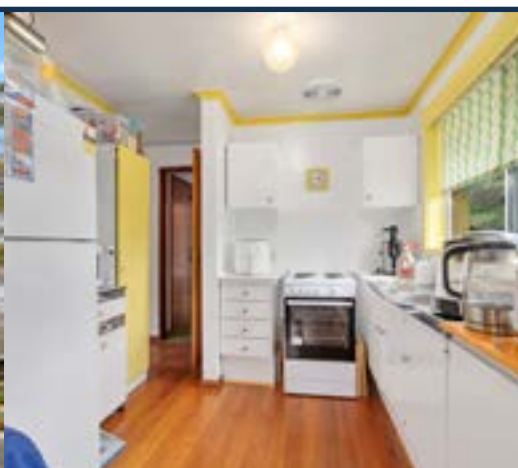
50 Kalang Avenue, Lenah Valley

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

3&4/136 Roslyn Avenue, Blackmans Bay

These newly built two-storey town houses offer stylish living in a sought after location. With quality fittings and design throughout, they offer a low maintenance lifestyle for busy professionals. Downstairs features a bedroom and study/rumpus which could also be utilised as a third bedroom.

\$485/wk



[See more details](#)

1/702 Sandy Bay Road, Sandy Bay

This waterfront unit is located in lower Sandy Bay and is nestled in front of one main house, making it quiet and private. As you walk through the property you come to the living area which is situated off the central hallway. There is a separate kitchen that has plenty of bench space.

\$350/wk



[See more details](#)

1 St Stephens Avenue, Sandy Bay

This very well presented two bedroom unit has so much to offer in the highly sought out area of Sandy Bay, suiting a small family or the professional single/couple. It has been freshly painted throughout, the kitchen has been renovated and the bathroom updated.

\$460/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

20a Lower Jordan Hill Road, West Hobart

The unit comprises of a spacious bedroom with built in robes, separate cosy living area the leads through to the modern kitchen with plenty of bench and cupboard space, bathroom with large walk in shower. Outside you will find the small undercover patio area perfect for just sitting back and relaxing.

\$360/wk



[See more details](#)

5/351 Sandy Bay Road Sandy Bay

Perfectly located in the heart of Sandy Bay is this 2 bedroom 1 bathroom unit available for rent. Features of this property include that is within walking distance to the University, shops & restaurants, has a large functional kitchen and undercover parking for one car.

\$430/wk



[See more details](#)

7 Jimbirn Street, Berriedale

This charming family home will delight those looking for extra living space with the additional bonus of having a lovely garden to enjoy without the upkeep. There are four very sizable bedrooms, the master having a built in robe with the other two double bedrooms having wardrobes.

\$410/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](#)

ARTICLE

Investing in Residential Real Estate



Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.



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](#)

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](#)

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](#)



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](#)