

HOBART TASMANIA

Property Magazine

24 April 2020

FREE

PROPERTY
OF THE WEEK

25 Smith Street

North Hobart PAGE 2



Edwards Windsor

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ewre.com.au
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Property of the Week



\$620,000

25 Smith Street North Hobart

Georgian Charm

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.



[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



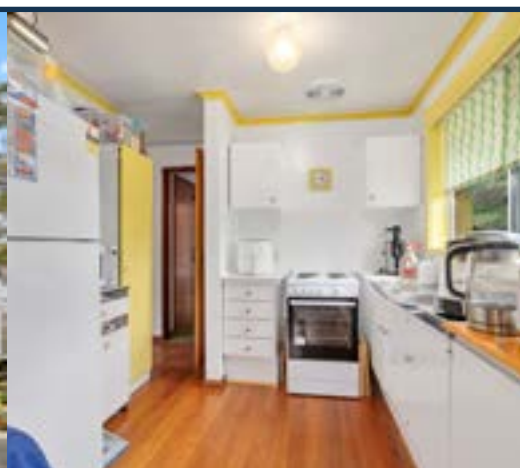
15 Balmoral Road, Kingston Beach

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.

\$939,000



[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.

\$475,000



[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

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



3



1



2



[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.

\$550/wk



4



2



2



[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



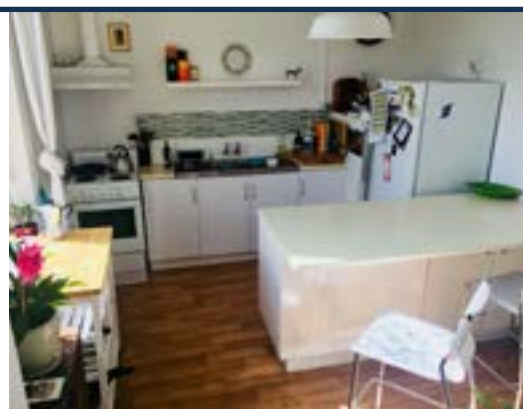
1



1



1



[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.

\$395/wk



3



1



2



[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.

\$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](#)

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.

\$450/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](#)