

HOBERT TASMANIA

Property Magazine

3 April 2020

FREE

PROPERTY
OF THE WEEK

15 Balmoral Road
Kingston Beach PAGE 2



Edwards Windsor

6234 5500
ewre.com.au
89 Brisbane St | Open 7 days

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



Lot 1, Bay View Road, Dover

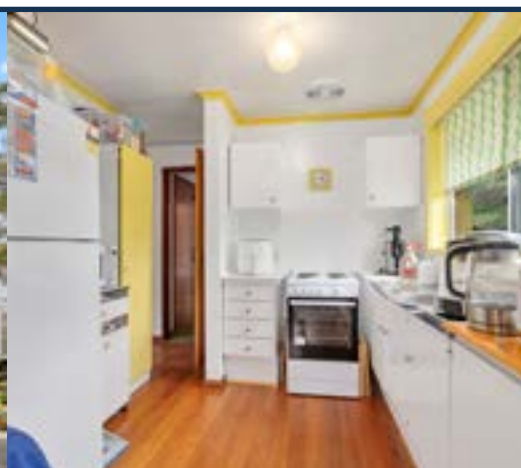
Don't miss this rare opportunity – one of the last blocks of land available on Dover's Bay View Road which runs along the shores of Port Esperance Bay. The land is cleared (and kept that way by the neighbour's friendly horse) and is serviced with town water and sewerage. The land boasts VERY nice views across the Bay and to Adamsons Peak.



\$149,000



[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

4 Caulfield Place, Clarendon Vale

This home is situated in a quiet cul-de-sac. The Kitchen/living room is open plan with plenty of room for relaxing and large windows letting in lots of light. Reverse Cycle air conditioner/heating installed. The three bedrooms are a good size and all having built-in wardrobes.

\$395/wk



[See more details](#)

2,3&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](#)

4/8 Lochner Street, West Hobart

In a quiet block of 4 is this two bedroom, low maintenance unit. The kitchen has plenty of cupboard space and includes a fridge, the lounge is spacious and the combined bathroom and laundry features a shower over the bath along with built-in cupboards. The garden is shared and is maintained by the owner.

\$320/wk



[See more details](#)

3 Jackson Court, Sorell

This highly attractive and beautifully presented family home offers plenty and comes with all the trimmings. It has three bedrooms with the master being fully carpeted with built in wardrobe and bay window. It also offers an open plan dining room with access to courtyard.

\$395/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.

\$495/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.

\$375/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, and heat pump. It offers a modern kitchen with quality joinery and appliances and an open plan living area with electric heating. It is also available furnished for \$500pw.

\$475/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](#)

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 with a newky renovated kitchen and updated bathroom.

\$460/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 bedrooms, the master having a built in robe with the other two double bedrooms having wardrobes. The fourth bedroom comes with two built in single beds, a desk and storage cupboards.

\$410/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

 **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

 **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.

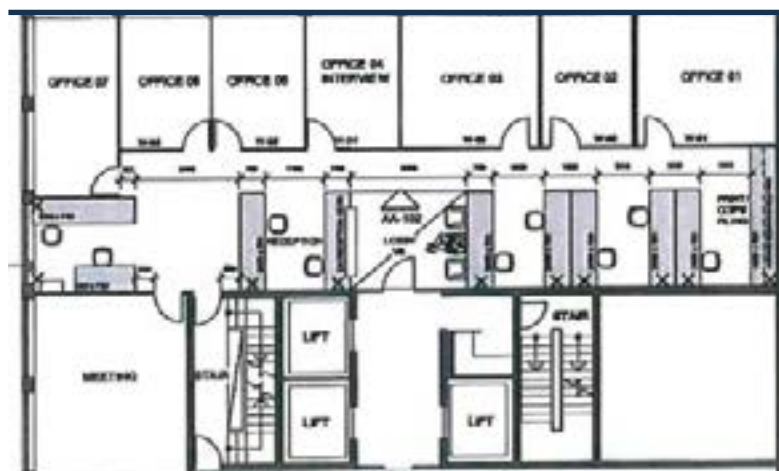
\$14,300p.a +outgoings
+GST

m² 32

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

m² 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](#)