

HOBART TASMANIA

Property Magazine

15 May 2020

FREE

PROPERTY
OF THE WEEK

4/81 Elizabeth Street
Hobart PAGE 2



Edwards Windsor

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Property of the Week



By Negotiation

4/81 Elizabeth Street Hobart

Hobart CBD Refurbished Offices or Consulting Suites

Part of the fourth floor of the iconic Commonwealth Bank building, at 81 Elizabeth, Hobart is available for lease.

This tenancy has undergone a major refurbishment and comprises a large reception area, 3 consulting rooms or offices, private amenities and a kitchenette.

The common area amenities have also been fully upgraded.

[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



42 Kirabati Road, Midway Point

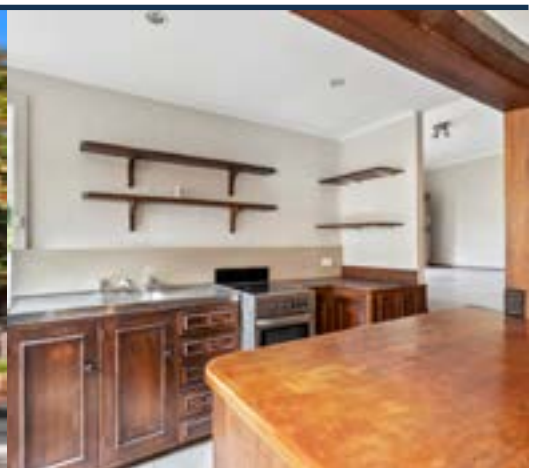
Beautifully presented, modern family friendly home. North facing, large, sunny open plan living with Daikin heat pump and a separate sunroom. Spacious kitchen with generous bench and cupboard space. Three double bedrooms all with extensive built-in wardrobes. Main bedroom has an ensuite and walk-in wardrobe. Level, fenced yard with two sheds. Ideal for children.



\$479,950

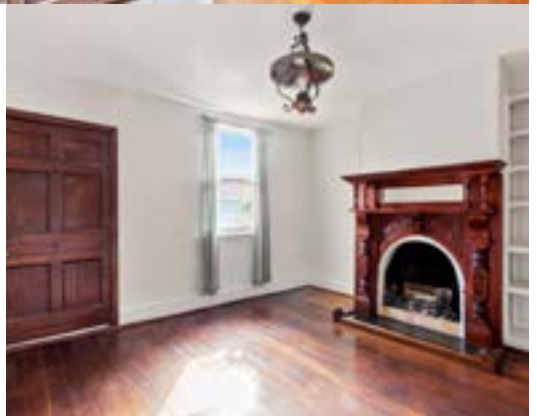


[See more details](#)



10 Wilmot Street, Hobart

C.1835 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 family home, zoned 'Urban Mixed Use', is full of character with exposed convict brick, pressed metal ceilings, polished floorboards and timber mantle pieces/fireplaces.



\$1,175,000



[See more details](#)

For Rent

1/1 Mortimer Avenue, Mount Stuart

This desirable fully furnished apartment is convenient to a range of shops, services, hospital and amenities. Large floorplan with separate living areas and comes tastefully furnished. It has a comfortable lounge room, naturally lit with TV and access to private courtyard.

\$400/wk



[See more details](#)

3/136 Roslyn Avenue, Blackmans Bay

This newly built two-storey town house offers stylish living in a sought after location. With quality fittings and design throughout, the property offers a low maintenance lifestyle for busy professionals. Outside there is a fully fenced backyard with artificial lawn for easy maintenance.

\$485/wk



[See more details](#)

41 Shoobridge Street, Glebe

Boasting a newly installed internal staircase has transformed this "Art Deco" house into a wonderfully functional and comfortable home. Significant other improvements have been additionally added to this substantial property including double glazed front windows, new flooring along with plenty of heating.

\$450/wk



[See more details](#)

8 Tarana Road, Blackmans Bay

This large 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



[See more details](#)

For Rent

239a Channel Highway, Taroona

A cosy three bedroom home with stunning water views. Perfect size and layout for a family or couple requiring home office space. Quietly tucked away on a private block just a 5 minute walk to one of Hobart's most popular cafés and a leisurely 15 minute stroll to the beach.

\$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. A large eat-in kitchen, functional bathroom and is ideal for a couple or small family. There is a large fully fenced secure, low maintenance front yard and a smaller backyard with garden shed and OSP.

\$395/wk



[See more details](#)

4 Thornbill Street, Kingston

Superbly presented comfortable family home, fully secure in popular suburb. Numerous nice touches and benefits come with this well designed and functional three bedroom property. The kitchen offers a breakfast bar, huge walk in pantry, twin sinks, dishwasher and looks into backyard.

\$450/wk



[See more details](#)

7/35-37 Olinda Grove, Mount Nelson

With new vertical blinds to be installed, the unit offers a spacious open plan living area with electric heating, a well-designed kitchen with plenty of cupboard space and small breakfast bar, two good sized bedrooms and a combined bathroom/laundry area.

\$315/wk



[See more details](#)

How much does its cost to sell a house?



How much does it cost to sell a house?

When choosing an agent to sell your home don't make the mistake of only looking at the commission rate each agent charges. If you base your decision on commission alone you will be in for an unpleasant surprise.

So, how much does it really cost to sell your home? There are three costs to consider when choosing an agent.

- **The agent's commission rate.**
- **The amount of advertising and marketing they are asking you to commit to.**
- **Finally, the cost of underselling. This is the biggest cost and it's a "hidden" cost. More on this and how you can avoid it later.**

Typical agent fees average between 2% to 4%. Some agents will offer a lower commission but charge higher marketing fees and upfront advertising costs. Many property owners are talked into committing to unnecessary and expensive advertising campaigns. These can typically range from \$5,000 to \$25,000, and are payable regardless of whether you sell or not.

To cut costs some sellers hire a discount agent. What these sellers don't realise is, in order to survive, the discount agent is more concerned with getting the

property sold regardless of the price. This often leads to selling your home at a lower price. What if the buyer was prepared to pay, say \$100,000 more, but your agent couldn't get it from because of their poor negotiation skill or because of their choice of selling method. The amount you lose could be as much as 10% or more of your selling price.

In their quest to find the best agent some sellers get derailed and start looking for the best deal. These are two different things. It's critical that you evaluate agents on their marketing and more importantly their negotiation skills. Their negotiation skill will determine whether they are skilful enough to get the buyer's highest price for your home or not. If they are not skilled they will undersell your home and you stand to lose hundreds of thousands of dollars, and guess what, you won't even know it.

Another area to be careful of is the method of sale you are encouraged to use. If your agent's preferred selling method focusses on your lowest price, or your reserve, and not on the buyer's highest price, you are again at risk of underselling your home. The method of sale and your agent's negotiation skill level will have the biggest bearing on how much more you end up with in your pocket, than any concession you may get in their commission rate.



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](#)

8/64 St Georges Terrace, Battery Point

Within an easy walk to Salamanca, the CBD and Sandy Bay shops this neat and tidy two bedroom apartment is flooded with natural light. Freshly painted and with new blinds throughout, the property is available either furnished or unfurnished.

\$400/wk



[See more details](#)

1/87 Marlyn Road, South Hobart

With a free standing gazebo, veggie patches and rambling garden pathways this will suit those that enjoy outdoor space. Internally not only is there a vast amount of living space and water views, the home has a wonderful sense of functionality and many features.

\$520/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](#)



First Floor/83 Brisbane Street, Hobart

The tenancy comprises first floor, generally open plan, air conditioned, office environment, with some partitioned offices and a board room. The property is easily accessible for both pedestrians and vehicle traffic. The tenancy has an area of approximately 177.7 sqm, plus amenities.

\$26,500p.a +outgoing
+GST

m² 178

ZONE Offices



[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



4 Warwick Street, Hobart

The property is located on the northern fringe, approximately 2km from the Hobart CBD and is considered ideal for owner occupiers or an investor, all within this vastly improving residential & commercial precinct.

It has a premium position with high exposure and a site area of 521sqm.

\$495,000 ^{+GST}

m² 240

ZONE

Urban Mixed Use



[See more details](#)



199 Campbell Street, North Hobart

This two storey building is located on the corner of Campbell and Warwick Street, with easy access to the Brooker Highway and Argyle Street, on the fringe of the Hobart CBD. The property is being offered for sale on the basis that approximately 50% of the premises is leased and the balance vacant and available for occupation by the Purchaser or for an investor to secure tenants.

\$1,295,000 ^{+GST}

m² 316

ZONE

Urban Mixed Use



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](#)