

HOBERT TASMANIA

Property Magazine

29 May 2020

FREE

PROPERTY
OF THE WEEK

645a Nelson Road
MOUNT NELSON PAGE 2



Edwards Windsor

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Property of the Week



\$545,000

645a Nelson Road Mount Nelson

Be One with the Bushland and City Life

Offered for sale is this beautiful family home in one of Hobart's most sought after suburbs. Feel close to the bushland and the community with a shop, oval, walking tracks, nearby schools and more all at your doorstep, without the long commute to the city.

It offers two double bedrooms and a single bedroom, all with built ins, two bathrooms, and a large open plan living, dining and kitchen space for all to enjoy.



[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



17 McRobies Road, South Hobart

Get your foot into the South Hobart market with this very affordable home, with three double bedrooms, at the foot of Mount Wellington. It's close to all the outdoor pursuits that the mountain has to offer as well as the Hobart Rivulet track which provides a short cycle or walk to the city.

\$450,000



[See more details](#)



10 Wilmot Street, Hobart

C.1835 character 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 long term family home of 45 years, zoned 'Urban Mixed Use', is full of character with exposed convict brick, pressed metal ceilings and polished floorboards.

\$1,138,000



[See more details](#)

For Rent

1/82 Collins Street, Hobart

This light, sunny and spacious apartment is situated in a much sought after inner city location. It offers a comfortable, gracious life style for busy professionals with the convenience of the CBD. Fully furnished with quality appliances and fittings, it features two bedrooms along with a two-way bathroom.

\$450/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. Downstairs features a bedroom and study/rumpus.

\$485/wk



[See more details](#)

86 Queen Street, Sandy Bay

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](#)

3/32 Pearl Place, Blackmans Bay

Situated at the end of a quiet cul-de-sac, this 3 bedroom 1 bathroom unit offers the ideal combination of convenience and tranquillity. This property is within walking distance to shops and amenities including the Bayview Market, as well as a short walk to the beach

\$385/wk



[See more details](#)

For Rent

8 Davenport Street, Glebe

Situated in a popular area only a short walk from the Hobart CBD is this charming and spacious one bedroom furnished property. Downstairs features a cosy living room and large dining room, along with the kitchen, bathroom and laundry. It comes fully furnished so all you need to do is move in and enjoy.

\$400/wk



[See more details](#)

3/1 Mortimer Avenue, Mount Stuart

This tastefully fully furnished upstairs apartment is superbly presented and convenient to a range of shops, services, hospital and amenities. Please note access is via Auvergne Avenue. Large floorplan with separate living areas and comes beautifully furnished.

\$430/wk



[See more details](#)

61 Patrick Street, Hobart

Conveniently positioned and within easy walking distance to the city centre, is this charming and tastefully renovated 2-3 bedroom townhouse available for a 12 month lease. Upon entry is a sizeable long hallway with beautiful high feature ceilings and slick polished Tas Oak floorboards.

\$595/wk



[See more details](#)

19 Lefroy Street, North Hobart

Centrally located in the heart of North Hobart this remarkable turn of the century four bedroom home boasts many of its original features and offers an amazing amount of space both in the accommodation and living rooms. There is a nice blend of carpets and existing floorboards to complement the flexible layout of the house.

\$600/wk



[See more details](#)

Enthusiastic young couple are looking for their next long term home north of the city. Ideally in **Lenah valley, New Town or West Moonah** but will consider anything out towards **Austins Ferry**. Must have good sized land, **650+ square metres**, with the house being **2+ bedrooms**. Sunny location with the yard north facing, this young couple are quite handy and so don't mind a house that needs a little work! Looking to spend between **\$500-\$600k** for the right property.



Married couple looking for long term family home, **3 bedrooms** with large shed or garage. **Large amount of storage spaces would be a bonus, ideally in the northern suburbs** this couple don't mind style of house or if it should need a little work. Up to **\$350,000**.



Dot has sold and is desperately looking for a **two bedroom unit** in **Moonah or Glenorchy** and will pay up to **\$390k** for the right property.



Please call us if you can help!

The Market is What the Market is!

When selling what is probably your most valuable asset, the family home, it should come as no surprise that presentation plays a vital role. The person responsible for the presentation of your home is you, just as the agent is responsible for the marketing and negotiation.

Buying a home is an emotional process and the feel of a home is usually more important than the price. Therefore first impressions can create permanent opinions and feelings about the home, so for the best results set a positive mood for prospective buyers. You want buyers to fall in love with your property, so give it that loved look and feel.

When your home presents better than others it will appeal to more buyers and will increase your chances of selling quickly and at a better price.

Once you have presented your home as best you can, you then must select a competent agent, one you can trust to market and negotiate on your behalf. The final price you receive will then be the best available market price.

Neither you nor the agent control the market. The market is what the market is. But you can control the presentation of your home and your agent can control the marketing and negotiate the best price for you. This can mean thousands of dollars in or out of your pocket. A good agent will persuade buyers to inspect your property and to buy it in preference to other properties on the market.

Don't allow the state of the market to affect your plans either. Some people put their plans on hold waiting for a better market.

But when you are selling and buying at the same time it makes little difference what the market is doing. In a down market you may sell for less but you can also buy for less. If you wait for the market to improve in order to sell for more you will also be paying more when you buy.

Don't waste your life waiting for a better market, make the move to where you want to be living.



For Rent

3/531 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: Within walking distance to the University, shops & restaurants, large functional kitchen, and undercover parking for 1 car

\$430/wk



[See more details](#)

49a Arthur Street, North 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.

\$310/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.

\$495/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



203-205 Macquarie Street, Hobart

Edwards Windsor are pleased to offer for lease two centrally located, medical/office tenancies with 12 desirable off-street parking spaces. The tenancy provides the option to lease over 200 sqm of office accommodation within two separate areas or alternatively lease the areas individually.

From **\$35,000p.a** gross
+GST

m² 214

ZONE Urban Mixed Use



[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



[See more details](#)

For Sale



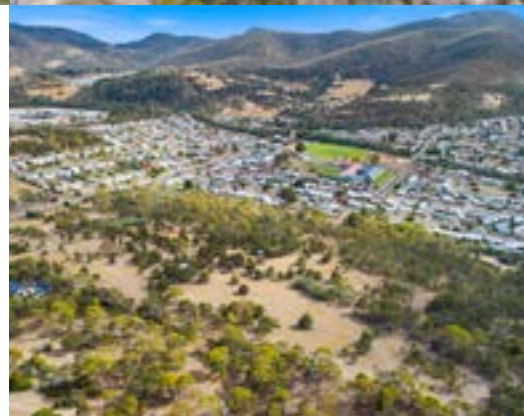
74 Sugarloaf Road, Risdon Vale

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](#)



21 Greenbanks Road, Brighton

Edwards Windsor are pleased to offer for sale a warehouse & workshop industrial building, situated on a large block of approximately 2,280 sqm. Located in Brighton Industrial Estate, only minutes from the Midlands Highway and 25 minutes from the Hobart CBD. This industrial property has an approximate area of 1,000 sqm and is leased on a monthly basis.

By Offer

m² 1,000

ZONE Industrial



[See more details](#)