

HOBART TASMANIA

Property Magazine

8 May 2020

FREE

PROPERTY
OF THE WEEK

42 Kirabati Road

Midway Point PAGE 2



Edwards Windsor

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

Property of the Week



\$479,950

42 Kirabati Road Midway Point

Neat as a pin!

Beautifully presented, modern family friendly home with three double bedrooms, all with built-in wardrobes.

Offering a North facing, large sunny open plan living area with Daikin heat pump and a separate sunroom. The spacious kitchen features generous bench and cupboard space.

Located in a popular, family friendly area, close to services.



[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



25 Smith Street, North Hobart

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.

\$595,000



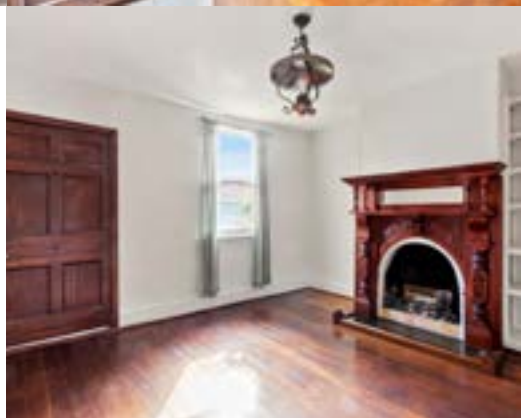
[See more details](#)



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

12 Liam Drive, Kingston

Pool, tennis court and barbeque area impressive bonuses to a newly renovated dual level townhouse perfect for working couple or small family. There are three bedrooms, two with built in wardrobes. The master bedroom offers an ensuite and a walk in wardrobe.

\$450/wk



[See more details](#)

1/526 Sandy Bay Road, Sandy Bay

Perfect 3 bedroom apartment for a couple or working professionals. 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. There is a lock up garage with small storage room.

\$480/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](#)

34 Pearl Street, Derwent Park

Neat and tidy well cared for home on the doorstep of Moonah Primary School. Offers a flexible floor plan with a possible third bedroom, study or utility room. The two main bedrooms are generous in size and come with floor length curtains. Yard has been fenced and we are happy to consider pets.

\$350/wk



[See more details](#)

For Rent

91 New Town Road, New Town

Superbly presented turn of the century brick home, conveniently located in the heart of New Town. It has two, or possibly three bedrooms depending on your requirements. A charming Blackwood kitchen and an amazing living room with steeped ceiling, original stone feature wall.

Outdoor shed and off street parking for one vehicle.

\$450/wk



[See more details](#)

86 Queen Street, Sandy Bay

This property has the charm of any period cottage, beautiful floorboards throughout most of the house and colonial windows. The walls have been freshly painted and new roller blinds have been installed. There is parking for one car and plenty of storage in the two garden sheds.

\$480/wk



[See more details](#)

3/4 Tivoli Road, Old Beach

This three bedroom unit will suit a couple or small family looking for a private yard and room to grow or set up an office. The large living area is set off the modern kitchen with high quality appliances. All the bedrooms come with built ins and the bathroom has a separate bath and shower.

\$350/wk



[See more details](#)

100 York Street, Sandy Bay

This much loved and well cared for, two bedroom home has a warming sense of comfort and functionality. It features an attractive Blackwood kitchen and a large lounge room with a sunny aspect, heat pump and picture rails. The yard is fully fenced and there is a lockable workshop/storage shed and a carport.

\$470/wk



[See more details](#)

ARTICLE

Navigating the Building Inspection



Navigating the Building Inspection

If you are selling your home, it's best to get a detailed building report done prior to listing on the open market this will ensure that buyers cannot bluff you with a bogus issue mid campaign. Conversely, if there is an issue that requires attention, you can rectify it prior to going on the market.

Buyers are understandably hyper cautious prior to making a purchase. They are committing a large percentage of their wealth to one transaction. Plus they have no doubt heard one too many real estate horror stories. unconsciously, some buyers will often double the bad news and halve the good news.

It's best to get a detailed building report done prior to listing on the market. A poor building inspection can cause the buyer to reduce their offer or even crash the sale entirely.

What the exact issues are will determine whether it's commercially best to address the issues or simply disclose them to buyers. Even if you choose not to rectify the issues, at least you are aware of them. The best way to handle defects is full disclosure to the buyer. If you allow buyers to discover negatives of their own accord, caution and distrust in the buyer can build.

The best way to handle defects is full disclosure to the buyer. The law may state 'Caveat emptor, buyer beware' but decency suggests 'these are the issues you should consider...' It's a savvier approach.

Full disclosure builds trust between the seller, buyer and agent. It also avoids messy renegotiations as the buyer will ultimately discover the negatives if you attempt to hide them.

Most buyers can accept negative issues about a property and factor it into their offer accordingly. If there is the slightest suggestion that issues have been withheld or smothered, most buyers will simply (rightly) withdraw from negotiations or over play the extent of the issues. When it comes to defects, as mother used to say, Honesty is the best policy'.

If you keep advertising your property, people may start wondering what is wrong with it.



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](#)

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.

\$475/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.

E.O.I

m² 240ZONE Urban
Mixed Use
[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

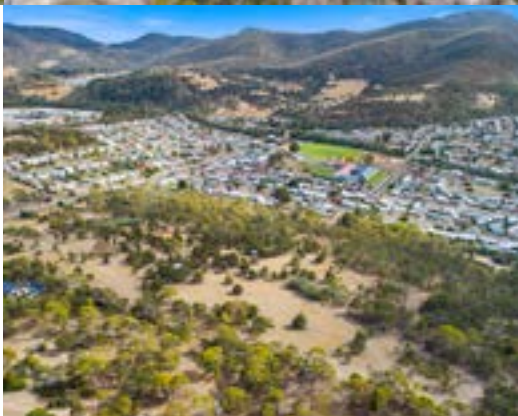

[See more details](#)

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](#)