

HOBART TASMANIA

Property Magazine

12 June 2020

FREE

PROPERTY
OF THE WEEK

40 Elizabeth Street HOBART PAGE 2



Edwards Windsor

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89 Brisbane St | Open 7 days

Property of the Week



From **\$40,000p.a** gross

40 Elizabeth Street Hobart

Modern City Office Accommodation

The property is located in a high profile corner of Collins & the Elizabeth Street Mall, in what only can be described as a prime location.

The building has recently been completed and comprises four ground floor retail tenancies, all of which have been leased and three upper levels of office accommodation.

The upper levels are accessed off Collins Street, with stair and lift access and comprise open plan air conditioned office accommodation, with excellent natural light.

[See more details](#)



402

ZONE Offices



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](#)

3/51 Mount Stuart Road, Mount Stuart

Sunny, bright and airy unfurnished unit in the popular area of Mount Stuart with views of the River Derwent and across the city. The unit comprises of two levels - upon entering downstairs there are two bedrooms, the main with built in robes and access to the small rear courtyard area.

\$350/wk



[See more details](#)

5a Meagher Court, South Hobart

Fabulous four bedroom family home secluded away in a leafy setting only minutes from the city. Ideal for the growing family this home offers plenty of generous living space in addition to the large bedrooms. Windows are all double glazed allowing for plenty of natural light and provide excellent insulation.

\$500/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

\$375/wk



[See more details](#)

For Rent

207 Tollard Drive, Rokeby

You will feel an immediate sense of privacy when entering the property, surrounded by a landscaped native front yard maintained by a gardener. As you enter through the front door you will instantly notice the quality features and immaculate presentation of the home.

\$450/wk



[See more details](#)

4/35-37 Olinda Grove, Mount Nelson

This neat and tidy two bedroom unit is located on the lower lever of a quite complex, is close to schools, on the bus route and is only a short walk to the Mt Nelson Store. The unit offers a spacious open plan living area with electric heating, kitchen with cupboard and bench space.

\$270/wk

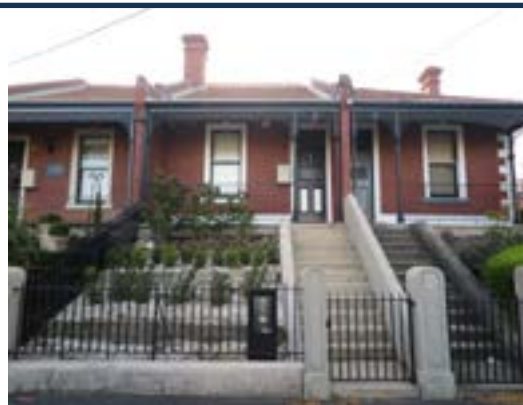


[See more details](#)

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](#)

2/12 Bective Street, Sandy Bay

This lovely one bedroom unit is located within easy walking distance to shops, University and CBD. There is a modern kitchen, spacious living area and functional bathroom with washing machine. It is sunny and bright, and in a quiet cul-de-sac.

\$260/wk



[See more details](#)

Megan is looking for a **3 bedroom brick veneer house**, ideally with a level block with room for the trampoline, off street parking, secure yard and in a quiet location. **South Hobart to Margate, Lenah Valley or New Town**. Up to **\$550k**.

[CONTACT JANE](#)



James would like a home with **3 bedrooms, 2 toilets**, within walking distance of a supermarket and close to public transport, anywhere **between the city and Northgate**. Close proximity to a park or garden important. Up to **\$600k**.

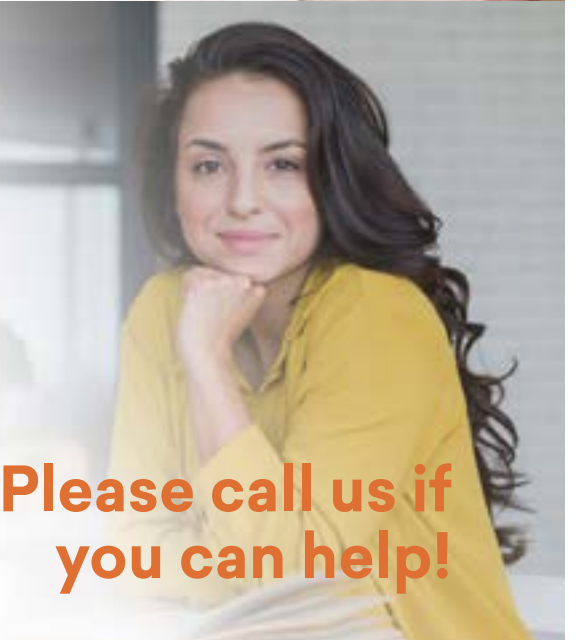
[CONTACT JANE](#)



Louise is looking for a short term investment property with potential for her to move into in **the next 12-24 months time**. Looking ideally for a stand alone **3 bedroom house in South Hobart, Lenah Valley or Moonah**. Would also consider a **2 bedroom unit** if it is **relatively private and not one of several on a block**. Ideally the property will be **in neat and modern condition**. Looking to spend up to **\$530k** for the right property.

[CONTACT DECLAN](#)

**Please call us if
you can help!**



How's the market? Covid-19 dominates

By Peter O'Malley

The 2019 post-election property boom officially ended in April 2020, with the advent of COVID-19. As with all booms that end, some pundits will suggest that it represents the start of a crash. Without doubt, the risks lurking in this current market exceed anything in recent memory, including those risks experienced in the 2008 Global Financial Crisis (GFC).

No Panic selling – unfortunately for bargain hunters, there has been a distinct lack of panic selling so far. The Government's Job Keeper, Job Seeker and other fiscal economic support packages, have done a great deal to shore up the economy. The four big banks have been directed to provide bridging finance for eligible companies to help them to continue to pay wages while they wait for their Job Keeper payments to begin. Also, banks are offering mortgage payment holidays for up to 6 months. This has meant that home owners, who have lost their jobs, been stood down and/or closed their businesses, have been granted crucial relief.

Therefore, we can only see a scenario where increased selling may occur across the spectrum if unemployment remains stubbornly high when bank mortgage holiday repayments cease in late 2020. However, that is six months down the track.

Stock levels - we have noticed one interesting side effect in the market. Stock levels have dropped faster than buyer demand. While buyers are still around, many sellers have opted against coming to market. In the long run, all markets will revert to trend lines, but in the short run, markets are always subject to short term supply and demand.

Because housing stock (or supply), at the moment is quite low, there is a good opportunity open to those who would like to sell now. This opportunity for vendors to sell has come about because some vendors have mistakenly felt that the market has shut down because of COVID-19.

Competitive buying – in support of the above-mentioned situation, some sales during COVID-19 have been buyer competitive. This is a by-product of low stock levels and buyers remaining confident about the future.

Transaction numbers – the number of sales did drop in April. Primarily, the reason being low stock quickly leads to lower transactions. Social distancing rules also reduced the number of people who could attend open inspections and auctions. Normally, when stock is low, active buyers tend to absorb available stock very quickly for the Fear of Missing Out (FOMO).

However, low sales on low stock levels can also suggest that buyers and sellers may be struggling to agree on a fair market value. While buyers are still prepared to make offers, those offers don't always meet the vendor's expectations.

Enquiries – fortunately, enquiries have remained very healthy. Even during the 2017-2019 credit squeeze, interest in real estate remained high. The desire to act is not muted by circumstances such as these. This highlights the fact that buyers have not disappeared. If coming out of the COVID-19 pandemic, in Australia at least, is forthcoming before too long, long term damage to the economy will be avoided.

Rental market – this is definitely the softest segment in the current property market. The pain of job losses being experienced in the labour market has flowed quickly into the rental market. Vacancies and arrears are up, leasing periods are longer and only some landlords are providing rent relief. If the economy can get back to normal in the near future, worse pain in the rental market can be avoided.

Unfortunately, the rental market has borne the brunt of the COVID-19 property market thus far.



For Rent

11/5 Davey Place, South Hobart

This property offers a great lifestyle with South Hobart and Sandy Bay shopping and restaurant areas only a five or ten minute walk away. Central Hobart, the waterfront and the University are all within easy walking distance, or there is a choice of three bus routes to choose from.

\$500/wk



[See more details](#)

3/17 Powell Road, Blackmans Bay

This modern double storey executive town house, located on the coast side of Blackmans Bay, is positioned perfectly in a quiet street and offers a contemporary and convenient lifestyle.

\$520/wk



[See more details](#)

1/1 Mortimer Avenue, Mount Stuart

This desirable, fully furnished apartment is convenient to a range of shops, services, hospital and amenities. Access is off Auvergne Avenue. Large floorplan with separate living areas and comes tastefully furnished.

\$400/wk



[See more details](#)

5/351 Sandy Bay Road, Sandy Bay

Perfectly located in the heart of Sandy Bay is this 2 bedroom 1 bathroom unit available for rent. It is within walking distance to the University, shops & restaurants. It offers a large functional kitchen, water views, a balcony and undercover parking for one car.

\$430/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.

\$795,000 ^{+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



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 the 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](#)