

HOBART TASMANIA

Property Magazine

19 June 2020

FREE

PROPERTY
OF THE WEEK

8 Pine Avenue Kingston PAGE 2



Edwards Windsor

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Property of the Week



\$415,000

8 Pine Avenue Kingston

Spacious Family Living

Offered for sale is this spacious 3 bedroom family home perfect for a growing family or someone looking to secure their first family home.

This circa 1982 house is well situated for easy access on to the highway towards the cbd, as well as mere minutes' drive from the popular Kingston and Blackmans Bay Beaches.

[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

3 Oliver Avenue, Lindisfarne

Don't be fooled by the exterior of this three bedroom home - the inside has had a complete makeover. From ceiling to floor this home has been renovated and has a modern and very liveable feel. complete with European laundry. This property includes a fridge, dishwasher and washing machine.

\$460/wk



[See more details](#)

14 Syme Street, South Hobart

Superbly positioned on a quiet secluded street, five minutes from the city, this beautifully presented home is ideal for the modern tenant. Offering three double bedrooms all with carpet and quality window furnishings, each positioned to receive direct sunshine and a lovely garden outlook.

\$450/wk



[See more details](#)

1/207a Campbell Street, North Hobart

Nestled away, this modern furnished apartment offers everything for the contemporary tenant looking for a city lifestyle. Offering two genuine double bedrooms, both complete with built in wardrobes, fully carpeted and have the benefit of skylights. There is a remote controlled lock up garage included.

\$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.

\$430/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](#)

1/73 Molle Street, Hobart

If you have been looking for an inner city apartment with privacy, modern fixtures and want to be able to walk to the city, this would suit perfectly. On entry the hallway takes you to the large open plan kitchen/dining/living spaces which are filled with natural light.

\$395/wk



[See more details](#)

43 Cromwell Street, Battery Point

This character cottage located in the historic Battery Point is not one to miss. It combines original features with some modern updates to the kitchen & bathroom. The kitchen is located at the back of the property, and provides plenty of cupboards for storage as well as a quality oven.

\$460/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](#)



Anne is looking for an investment property in the **Northern Suburbs, preference around Glenorchy, Berriedale, Claremont, Bridgewater areas** that offers a good return. Anne doesn't mind a house that's older and prefers something that has not had recent renovations done. The property can have dated interior but must be in good and functional repair. Up to **\$350k**.

[CONTACT DECLAN](#)



Jessie is looking for her next long term family home in **Battery Point, Sandy Bay, West Hobart or New Town**. The property **must have 4 bedrooms and be relatively updated or modern**. A minor bathroom or kitchen reno would be ok but nothing that would require knocking down walls or opening up rooms etc. Looking to spend up to **\$1.2m** for the right property.

[CONTACT DECLAN](#)

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

Article

7 Tips for buying During Covid-19

By Peter O'Malley

In the blink of an eye, the housing market has gone from rising to falling. Buying in a falling market is often described as catching a falling knife. This is not always an apt description when it comes to falling property markets though. Unlike stocks and shares, you can gain a benefit from property beyond its short term price performance. Home is where the heart is and during the early stages of COVID-19, we have seen continued buyer demand and little to no panic selling.

The market could move in any direction. Both market bulls and bears can passionately and persuasively explain why their forecast for the property market is sound. The only challenge being, they are at complete odds with each other. The deeper we can go into this COVID-19 world, two points become clearer by the day.

Firstly, life as we knew it has changed forever. Secondly, Australia has fared significantly better than many other countries. How this plays out across the Australian economy and housing market into 2021, remains to be seen. The Government has introduced unprecedented support packages to assist the economy during COVID-19.

Early on, many mistakenly referred to these support packages as stimulus packages. Expect an economic stimulus to come from the Government as they aim to kick start the economy and get people back to work. Only time will tell whether they can succeed.

Some sales will still be buyer competitive. Don't confuse the lack of transactions during April and May as a lack of buyers in the market. Admittedly buyers have gone to the sidelines and are watching events. Once the impact of COVID-19 can be quantified into the market's thinking, buyers will return with an eye for quality property. Some of the sales we saw during April were competitive. There were a few parties who were almost disbelieving that a sale could be competitive and mistook it as an agent bluffing with the 'there's another buyer' card. The agents weren't bluffing.

The best homes are the least negotiable, even in tough markets. During market downturns, it is common for buyers to focus on the price of a property rather than the attributes of the property itself. If you focus on purchasing the best property within your budget, you are likely to do better than if you are looking for a desperate seller so you "can grab a bargain". The best homes rarely sell for a bargain price,

even in downturns. Many buyers and agents were surprised at how resilient the market was through April. Prices were off between 5% and 10% but they certainly did not reflect the price drama experienced in other asset classes.

There are two types of properties – those with COVID-19 priced in and those that priced at the pre-COVID-19 market highs of February 2020. Before asking a vendor to drop their price via a lower offer, compare the asking price to the rest of the market. Many vendors have already done the negotiating upfront and priced to sell.

Keep an eye on the rental market, if you are purchasing an investment. Rents have dropped dramatically during COVID-19. How the rental market responds is probably directly linked to the unemployment rate. The number of foreign workers that have now returned home has left a dent in rental demand too. If you would like to purchase a leased property, the question is not what it leased for last time. The question is what will the property lease for next time, once the current lease expires?

Focus on the trade within the cycle – if you own a property and plan to sell it to buy another, focus on the overall trade, not just the selling or the buying. The best time to upgrade is in a down market. The best time to downgrade is in a strong market. In May 2019, the Sydney market was at the lows for the 2017-2019 downward cycle. This represented a terrific buying opportunity. Between June 2019 and February 2020, the Sydney market rose nearly 20%. Clearly this represented a terrific selling opportunity. If you are buying for the long term, property does well. But yes, the price could go down before it goes up. Selling high and buying low in the one market is seldom achieved. The reality is, one side of the trade will be easier than the other and vice versa, depending on respective market conditions.

Mortgage rates are at record lows and look set to remain low for some time to come. Gaining a home loan below 3% is a distinct possibility in this environment. In the past 6 weeks, buyers have benefited from a softening in property prices and record low mortgage rates. One of the key points to property is not what you pay the vendor. The key price is the amount you pay the bank in interest and associated fees. Admittedly property prices are not exactly cheap; at least mortgage rates are.

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.

\$480/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.

\$380/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](#)