

HOBERT TASMANIA

Property Magazine

26 June 2020

FREE

PROPERTY
OF THE WEEK

Suite 4/13-17 Castray Esp

Hobart PAGE 2



Edwards Windsor

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89 Brisbane St | Open 7 days

Property of the Week



\$39,000p.a ^{+GST}

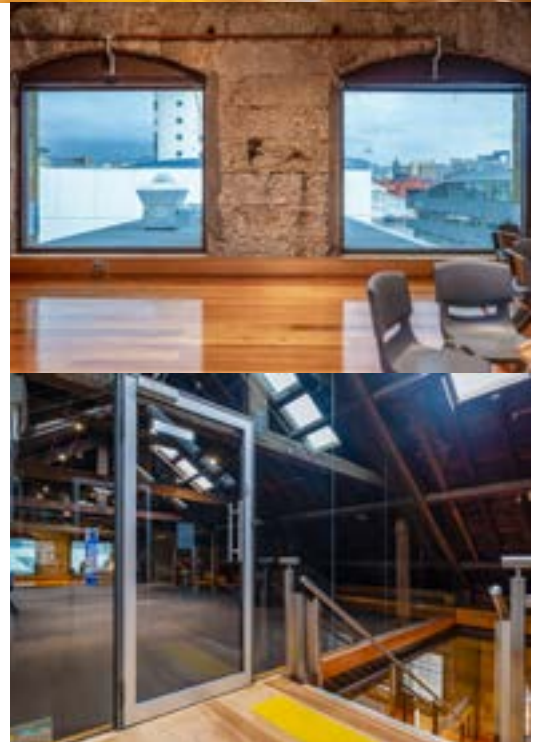
Suite 4/13-17 Castray Esplanade Hobart

Salamanca Boutique Office Suite

This well located office suite, with a commanding position, close to the world renowned Salamanca Place, within the highly sought after commercial precinct of Sullivan's Cove, has undergone a recent refurbishment, providing a high quality commercial tenancy.

The available space comprises a large open plan area, with an approximate area of 105 sqm with 2 car spots available at an additional monthly fee of \$300 plus GST.

[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.

For Sale



8 Pine Avenue, Kingston

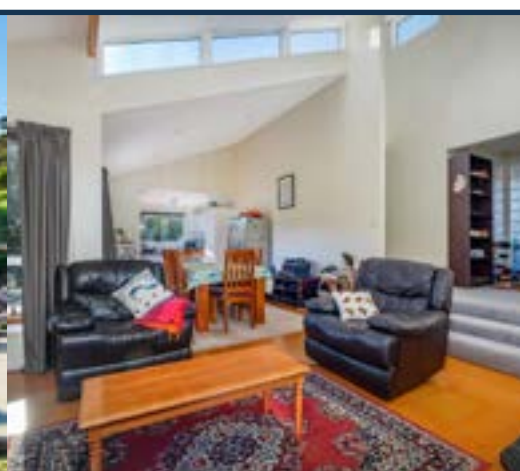
Offered for sale is this spacious 3 bedroom family home perfect for a growing family or someone looking to secure their first family home. This circa 1982 house is well situated for easy access on to the highway towards the cbd, as well as mere minutes' drive from the popular Kingston and Blackmans Bay Beaches.



\$415,000



[See more details](#)



645a Nelson Road, Mount Nelson

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. Timber mantle pieces/fireplaces.

\$545,000



[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](#)

10/13 Commercial Road, North Hobart

If you are looking for a modern, spacious unit, conveniently located in a well maintained complex, within an easy short walking distance to the North Hobart Restaurant Strip, theatres and entertainment venues, transport and the CBD... and with off street parking, look no further.

\$360/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](#)

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](#)

3/1 Mortimer Avneue, Mount Stuart

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

\$400/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](#)

Kit and her husband are looking for their next home to make a base of operations close to the CBD. Ideally looking in the areas of **Mt Nelson, West Hobart, Mt Stuart, New Town and Dynnyrne** but may consider **Kingston** or **Blackmans Bay** for the perfect property. The house needs to be **3 or 4 bedroom, 2 bathroom** preferred or space to put a second bathroom in. It cannot be less than **120sqm** and needs to have **off street parking for at least 2 cars. An established workshop is a bonus**, but room to build one would also be fine. This couple have recently sold and so are cash ready to buy their perfect home today, up to **\$800k**.

[CONTACT DECLAN](#)



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**.

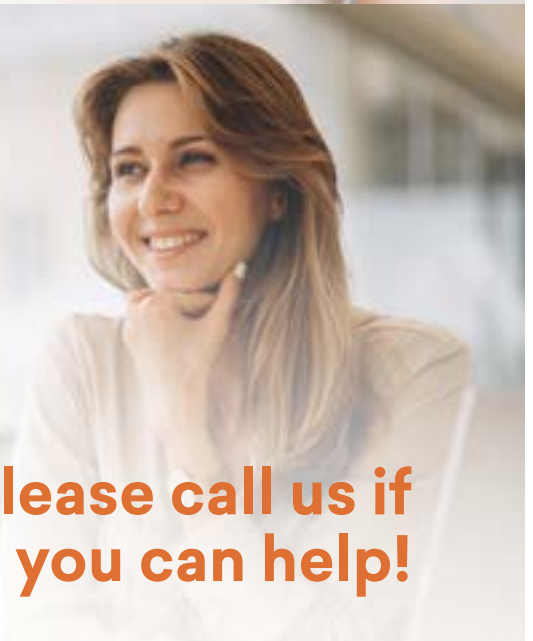
[CONTACT DECLAN](#)



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!**



Choose an agent that has buyers waiting

The best agents keep detailed records of buyers.

Most agents get dozens of enquiries from buyers each month. Some get hundreds. But most don't keep records of these people – names, enquiry details, email addresses and phone numbers.

Usually these agents do not feel the need because their home sellers pay for the advertising.

When agents keep records of genuine buyers, there is less need for advertising.

Insist on an agent who keeps detailed and accurate records of genuine buyers. One of these buyers may be perfect for your property.

List Exclusively

The more agents you employ the greater your chances of getting a lower price.

Do not place your property for sale with several agents. You may think this will increase your chance

of finding a buyer, but it decreases your chance of getting the highest price.

All of those agents will be in a hurry to sell your property before someone else sells it. The sale will be most important. The price will be forgotten.

Buyers shop around. They will use the agent who can obtain your property for the lowest price.

Test this yourself. When you see one property with several agents, call them all and ask this question: "What is the lowest price I can get this for?"

You will be told different prices.

The saying goes that a chain is only as strong as its weakest link.

It is hard enough when buyers shop around for properties, but do you also want them shopping around for the weakest agent too?



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](#)

91 Dorans Road, Sandford

This amazing four – five bedroom house has a wonderful functionality due to its layout and multi-use rooms. Be awakened by brilliant morning sunshine from the master bedroom, whilst enjoying the water view. This area works well as a parent retreat with its own walk in wardrobe and ensuite highlighted by the huge walk in shower.

\$550/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](#)