

HOBART TASMANIA

Property Magazine

5 June 2020

FREE

PROPERTY
OF THE WEEK

Shops 4 & 5, 64-68 Liverpool St

HOBART PAGE 2



Edwards Windsor

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

Property of the Week



\$24,861 p.a +outgoings
+GST

Shops 4 & 5, 64-68 Liverpool Street Hobart

Boutique Retail Opportunity

Located centrally in the Hobart CBD, between Liverpool and Argyle Street, the Bank Arcade is opposite the Brunswick Hotel and adjoining the Wellington Arcade, this ground floor retail tenancy is your chance to lease an affordable, centrally located business premises.

[See more details](#)



ZONE Retail



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

3 Oliver Avenue, Lindisfarne

Don't be fooled by the exterior of this 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.

The main bedroom has large built-ins, while both other bedrooms get plenty of natural light and one has views towards the Tasman bridge.

\$460/wk



[See more details](#)

3/47 New Town Road, New Town

Neat and tidy two double bedroom unit, nicely situated with new carpets and painting throughout.

Nearby to popular cafe, grocery store and transport (amongst other services) this unit has plenty to offer including a recent facelift.

\$420/wk

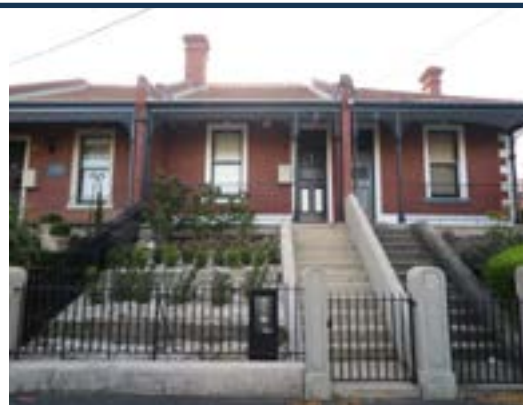


[See more details](#)

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](#)

Cash ready couple looking for **3 bedroom house** with decent yard space and a large shed, or space to place a large shed. **Must have NBN or reliable connection for home internet** as this savvy couple work a lot from home. Willing to spend up to **\$700,000** North of the city.



James is ready to buy a low maintenance **3 bedroom home** in and around **the central Kington area**, close to shops and preferably with a shed up to **\$625k**.



Carl and his family are looking for a **3 bedroom home in Mt Nelson**, they are happy to renovate. Up to **\$550k**.



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

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](#)

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.

\$490/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



[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 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](#)