

HOBART TASMANIA

Property Magazine

17 July 2020

FREE

PROPERTY
OF THE WEEK

3/4 Tivoli Road Old Beach PAGE 2



Edwards Windsor

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Property of the Week



\$320,000

3/4 Tivoli Road Old Beach

Fantastic Investment or First Home

Nestled in one of Old Beach's newer sub divisions is this pristine 3 bedroom unit. Built in 2016 the unit offers comfortable living with a modern floor plan and updates to stand it apart from the others in the area.

Located 5 minutes' drive from Supermarkets, pharmacy and all that Green Point and Cove Hill have to offer. If this sounds like the property you've been searching for and you are ready to buy, please contact Edwards Windsor to organise your private inspection.

[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



83 Suncoast Drive, Blackmans Bay

You'll love this family home, the quiet location, and expansive, unobstructed river views to Bruny Island and Storm Bay. With 295m² of generous space, there's room for the whole family. There are five bedrooms over two levels, two generous living spaces, and 75m² of garage space under the house which makes a secure home for that special car or the workshop/ studio.



\$775,000



[See more details](#)



18 Talone Road, Blackmans Bay

Offered for sale in a prime location in Blackmans Bay, is this large block of land (with two dwellings) that is ripe for further development. Zoned general residential, there is opportunity to remove the existing dwellings and build four to five unit/ townhouses (subject to Council approval), or alternatively to subdivide.



\$699,000



[See more details](#)

For Rent

3/26 Iris Court, Kingston

This three bedroom property is located in a quiet complex and is very close to all conveniences including schools, shops and transport. Features include: a Modern kitchen, a lounge room with reverse cycle heat pump and a lock up garage with internal access.

\$410/wk



[See more details](#)

1/176C Macquarie Street, Hobart

Perfectly located within moments of the CBD is this well presented and spacious one bedroom unit. With an updated kitchen, dining nook, a large lounge room with heat pump and huge bedroom, it has everything a professional single or couple could want, close to the city centre.

\$340/wk



[See more details](#)

6/3a Montagu Street, Mount Stuart

Comfortable, centrally positioned one bedroom apartment ideal for couple or single person. Boasting new carpets and freshly painted this surprisingly large unit has a wonderful functionality about it. Generously big bedroom with nifty space saving built in wardrobe.

\$340/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](#)

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



3



1



2



[See more details](#)

1 St Stephens Avenue, Sandy Bay

This very well presented two bedroom unit has so much to offer in the highly sought out area of Sandy Bay, suiting a small family or the professional single/couple. It has been freshly painted throughout and has a newly renovated kitchen and updated bathrom.

\$450/wk



2



1



1



[See more details](#)

3/10 Ellerslie Road, Battery Point

Architect designed - Modern ground floor unit with two double bedrooms. The master bedroom has an ensuite and both bedrooms include built-in robes. Very spacious open plan living areas with floor to ceiling windows allowing the sunlight to stream in and access to a lovely landscaped garden.

\$550/wk



2



2



2



[See more details](#)

2/352 Macquarie Street, Hobart

This freshly painted bedsit is located in a superb South Hobart location close to cafes, shops and public transport. Perfect for a couple or single person who want an easy commute to the city or university and a low maintenance lifestyle.

\$250/wk



1



1



0



[See more details](#)

Jane is looking for a **3 or 4 bedroom house in Blackmans Bay or Kingston** with a small-medium sized yard. Doesn't need to be ultra-modern, but **warm and comfortable. Water views would be a bonus.** Jane is cash ready and looking to spend between **\$400k-\$500k** for the right house.

[CONTACT DECLAN](#)

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

[CONTACT MICHAEL](#)

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](#)

Please call us if you can help!

Employing a Selling Agent

When employing an agent to market and sell your home, ensure you are clear about what you expect in an agent. Prior to meeting any agent, take 15 minutes to write down several points on what is important to you in a real estate agent.

Real estate agents often spruik their clearance rates or their profile in the marketplace. These can only be considered secondary benefits for a home seller, at best.

The digital footprint can haunt the sale well into the future. The true determinant of a good agent is their ability to deliver a premium price in a risk-free and stress-free manner. You will only sell your property once. Therefore, it is crucial that you get the right price when you go to the market. When agents want your business, they will often take you down different paths selling secondary benefits and products. You are likely to be pitched items such as premium internet advertising, off-market trades, illuminated signboards and bigger brochures. Relate any offering and suggestion back to your primary goal – a sale at the highest price in a risk-free and stress-free manner.

Agents that constantly focus on getting the property 'sold' as opposed to achieving you the 'best possible price' are signalling their intent. The best sales people are not high pressure 'closers' they are calm, professional and supportive in providing you with the right information. They are assertive but they are not aggressive. Before employing any agent to sell your property, meet with them several times to gain a sense of their style.

Your selected agent is going to be your guide throughout the campaign. Therefore, it is crucial that there is mutual respect and trust.

An agent that can attain a sale in a booming market is a commodity. An agent that can deliver a premium sale price in a risk-free and stress-free manner is a prized asset during a campaign.



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](#)

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. There is undercover parking for 1 car

\$430/wk



[See more details](#)

3/1 Mortimer Avenue, 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.

\$380/wk

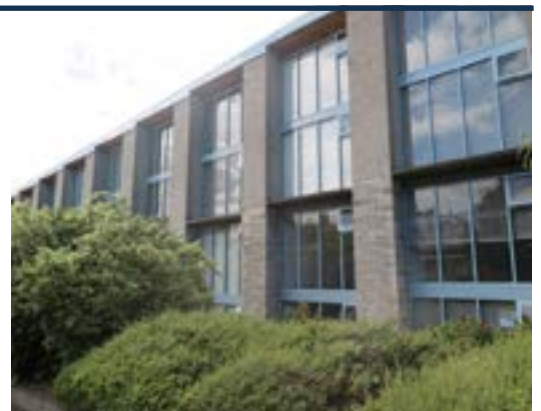


[See more details](#)

6/13-15 Regent Street, Sandy Bay

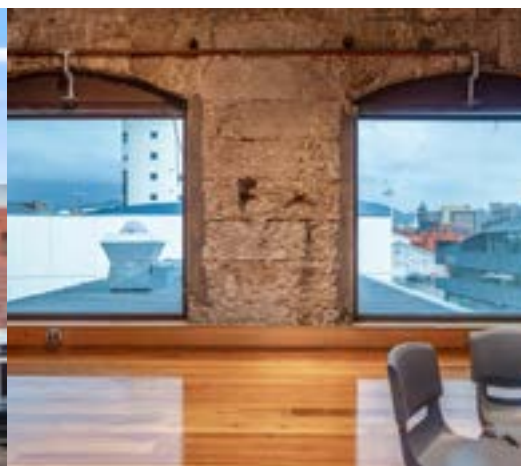
This one bedroom ground floor unit is located within a popular block in Sandy Bay. The kitchen has been recently updated and there are good quality floor coverings throughout. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom.

\$300/wk



[See more details](#)

For Lease



Suite 4, 13-15 Castray Esp, Hobart

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.

From **\$39,000p.a** +GST

m² 105

ZONE Offices



[See more details](#)



7/39 Murray Street, Hobart

39 Murray is an iconic office building, located in the heart of the Hobart CBD. Ideally positioned on the corner of Murray & Collins Street, it commands sweeping views of the harbour and city. A tenancy of approximately 215 sqm on the 7th floor is now available for lease.

\$63,795p.a +GST

m² 215

ZONE Offices



[See more details](#)

For Lease



Shops 4 & 5, 64-68 Liverpool St, Hobart

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

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

m² 28

ZONE Retail



[See more details](#)



3&4/118 Gormanston Road, Derwent Park

This modern secure warehouse is constructed of concrete tilt panel external walls, concrete floors and metal deck roof, with a 5 metre internal height clearance, dual electric roller door access, 3 phase power and incorporates three offices, kitchenette, amenities and shower.

\$42,000p.a +outgoings
+GST

m² 342

ZONE Industrial



[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



48 McIntyre Street, Mornington

Edwards Windsor are pleased to offer for sale an opportunity to secure a large industrial site, with planning approval for a warehouse, in the Hobart suburb of Mornington, approximately 7km east of the Hobart CBD. The property is located in the established and tightly held Mornington industrial precinct, on the topside of the McIntyre Street cul de sac, with excellent exposure to the adjacent South Arm Highway.

\$995,000^{+GST}

m² 9,548

ZONE

Light Industrial



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](#)