

HOBERT TASMANIA

Property Magazine

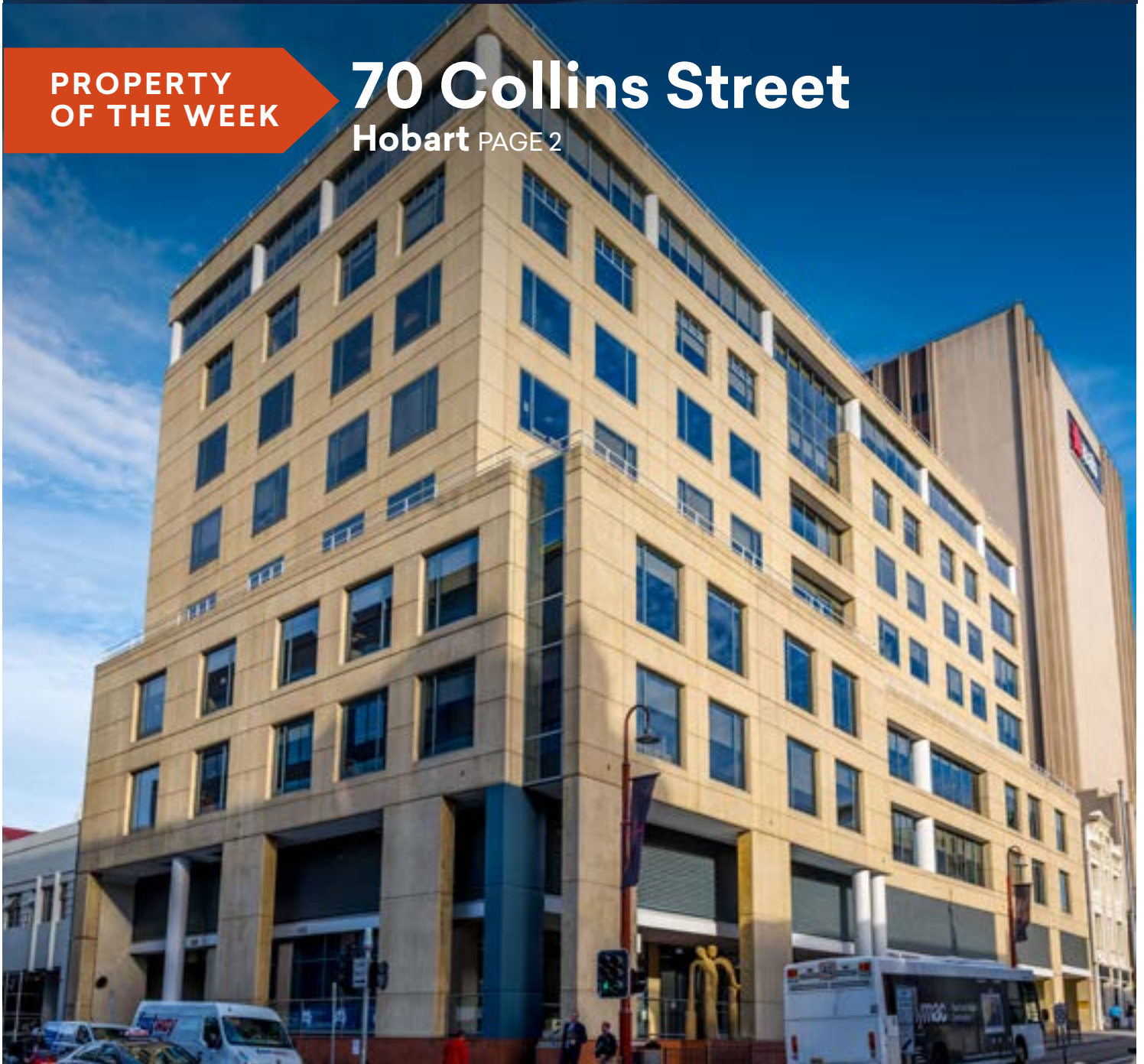
24 July 2020

FREE

PROPERTY
OF THE WEEK

70 Collins Street

Hobart PAGE 2



Edwards Windsor

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Property of the Week



70 Collins Street Hobart

'A' Grade Hobart CBD Ground Floor Offices

This A Grade office building, is centrally located in the Hobart CBD , within close proximity to the Royal Hobart Hospital and public transport links.

The tenancy is located on the ground floor and would be suitable for offices or a medical use , with an area of 339sqm .

The owners would refurbish the premises to provide a modern corporate standard and they are currently in the process of upgrading the ground floor foyer entrance to activate this area and expand the current end of trip facilities.

[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.

\$320/wk



[See more details](#)

101 Warwick Street, Hobart

This highly appealing city cottage has a modern touch whilst maintaining its original charm. The house offers two genuine double bedrooms with free standing wardrobes. The kitchen has an island bench, cupboards, twin sinks and pantry.

\$425/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

3 Little Arthur Street, North Hobart

If you require a fully furnished three bedroom centrally located home that exudes quality, then relax its right here. Everything is simply exquisite, from the modern appliances, plush carpets and comfortable furniture to the roomy bedrooms all with new ensuites.

\$650/wk



3



3



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.

\$430/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](#)

3/7 Edward Street, Glebe

Private and cosy two bedroom brick townhouse. Kitchen and living area downstairs, with both bedrooms (with built-ins) and bathroom upstairs. Paved courtyard and off street parking for 1 vehicle. Within walking distance to the city, local shops, Hospital precinct, UTAS and Queens Domain. Sorry no pets.

\$440/wk



2



1



1



[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](#)

John has an offer on his home and is excited to be buying a new place. **The house can be in ANY condition and need not be big. The important thing is privacy so a house surrounded by a bit of land would be ideal.** Anywhere between **Margate** and the upper reaches of **South Hobart**, including **Sandfly, Longley and Allens Rivulet.** Up to **\$530k.**

[CONTACT JANE](#)

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!

Adding Extra Sparkles

Giving your property that extra appeal

You rarely need to spend thousands of dollars to make your home attractive.

Buyers are attracted by the appearance of your property and, when they inspect it, they are influenced by its atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price.

You rarely need to spend thousands of dollars in renovations or repairs to make your property attractive. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

Falling in love

Buying a home is emotional. The feeling of a home is more important than the price. If your agent has 'qualified' the buyers, they will not be 'lookers'; they will be genuine people who can afford your asking price.

Their feelings will be the main reason they accept or reject your property. The word 'love' is common with home buying, and even with land, when buyers report loving the location.

Buyers say, "We loved that home and that's why we bought it." So make sure you present your property at its finest. Remove or fix anything that might 'turn off' the buyers.

First impressions

We are attracted to homes the same way we are attracted to people.

The first thing we notice is the outside. If the property is clean and neat and welcoming, we are interested. If it is scruffy or dirty, we are turned off.

Buyers often say they "just want to look from the outside." They want to see if they are attracted by the appearance.

For this reason you need to be careful how your agent markets the property. Advertising an address, and opening for inspection a property that might not be attractive from the outside, can lose many buyers.

To make your home look its best, attention to detail is crucial. When you live in a property, you can overlook its little faults. It is now time to have a fresh look.

Stand in the street and look at your property as if you were seeing it for the first time. Try hard to pick faults. It is better that you find the faults, while there is time to fix them.

Try to judge your property by the standards of the buyers, not by your standards – try and see it through strangers' eyes. The challenge is to make your property as attractive as possible without spending too much.



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](#)

1/33 Jardinelle Road, Rokeby

This brand new villa unit has only just been completed and is ready for someone to be the first to call it home. The unit is located in a new homes area and is only a short drive to schools, shopping centres and local services.

\$450/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](#)