

HOBART TASMANIA

Property Magazine

3 July 2020

FREE

PROPERTY
OF THE WEEK

48 McIntyre Street,
Morningside PAGE 2



Edwards Windsor

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89 Brisbane St | Open 7 days

Property of the Week



48 McIntyre Street Mornington

Substantial Industrial Site

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.

The land is approximately 9548 sqm and is zoned 'light industrial'.

[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



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



3

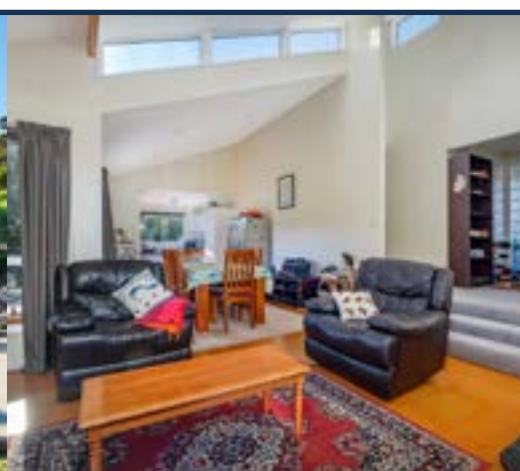


1



4

[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



3



2



1

[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.

\$440/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](#)

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



[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



[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



[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](#)

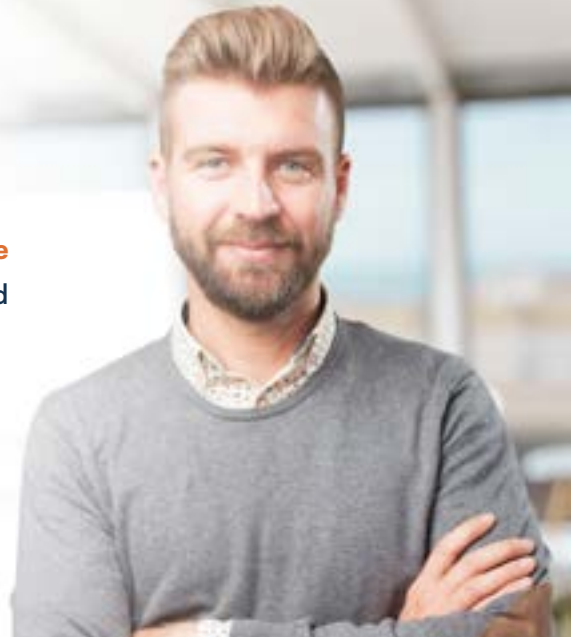
Kit and her husband are looking for their next home to make a base of operations close to the CBD. Ideally looking in the areas of **Mt Nelson, West Hobart, Mt Stuart, New Town and Dynnyrne** but may consider **Kingston** or **Blackmans Bay** for the perfect property. The house needs to be **3 or 4 bedroom, 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](#)



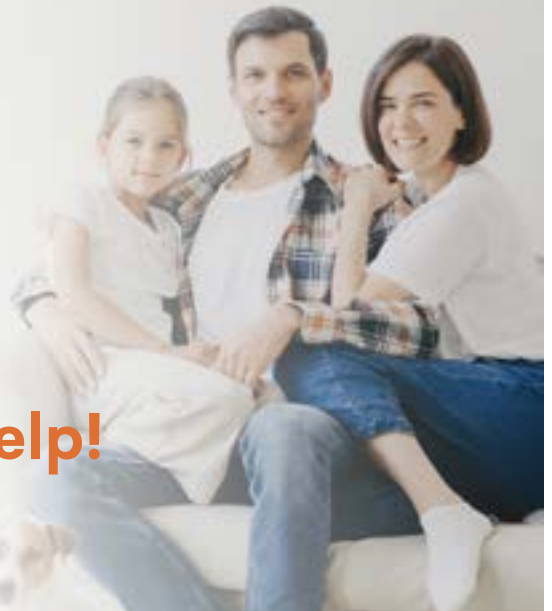
James is ready to buy a low maintenance **3 bedroom home** in and around **the central Kingston area**, close to shops and preferably with a shed up to **\$625k**.

[CONTACT MICHAEL](#)



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

[CONTACT MICHAEL](#)



Please call us if you can help!

How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.



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](#)

24 Lachlan Drive, Mount Nelson

Located on private, fully fenced internal grounds and just across the road from the Mount Nelson Primary school this family home offers everything you could be wanting. Set out over two levels, upon entry, downstairs you will find the large, living room with a heat pump.

\$475/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](#)

9/5 Augusta Road, Lenah Valley

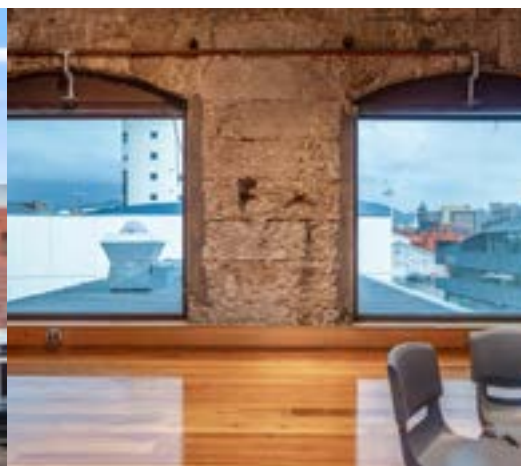
Available either furnished or unfinished this well maintained and presented studio apartment makes for comfortable easy living. Available either furnished or unfinished this well maintained and presented studio apartment makes for comfortable easy living.

\$285/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](#)



Level 5, 85 Macquarie Street, Hobart

Located in one of Hobart's premium multi storey office buildings, this high quality office tenancy provides a excellent, modern and flexible fit out, that would suit many office uses. The tenancy incorporates an entrance foyer, waiting area, open plan office, separate office and boardroom.

\$45,000p.a ^{gross +GST}

m² 118

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.

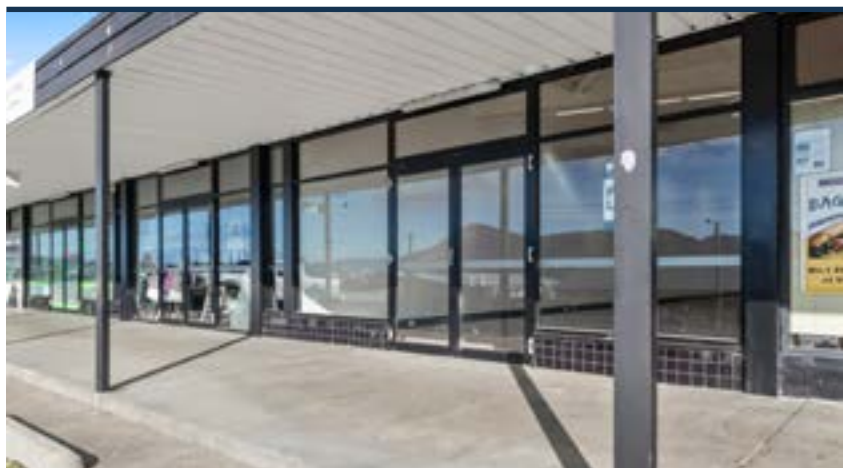
\$24,861p.a +outgoings
+GST

m² 28

ZONE Retail



[See more details](#)



24D Wyndham Road, Claremont

A fantastic opportunity exists to lease a versatile retail space in the northern suburbs, which has recently been refurbished, has a planning permit for food services or alternatively would be suitable to a wide range of uses (STCA)

\$20,800p.a +outgoings
+GST

m² 213

ZONE Retail



[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](#)