

HOBERT TASMANIA

Property Magazine

14 August 2020

FREE

PROPERTY
OF THE WEEK

4 Jansen Court Kingston PAGE 2



Edwards Windsor

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Property of the Week



4 Jansen Court Kingston

An Immaculate Home in a Quiet Location

This family home in a quiet cul de sac has so much to offer. It's immaculate both inside and out – testimony to the love and care vested in it by the owners since they built it. The front and rear gardens and lawn are so well-maintained – there's not a weed to be seen! North-east facing, with the sun streaming in in the mornings, it enjoys a nice outlook. And it's just walking distance to Kingston Town shopping and various schools.

[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



2/22 Queen Street, Bellerive

Stand alone two bedroom villa unit (1 of 2) on the flat, just minutes from the Bellerive Quay, shops, services and Eastlands. It offers a sunny open plan living/kitchen area with access to a private side deck and sunny rear yard, two double bedrooms, both with built-in wardrobes, and a bathroom with shower, bath and separate toilet.



\$475,000



[See more details](#)



493 Nelson Road, Mount Nelson

Situated on 5847 square metres of land, there is plenty of space to enjoy, grow or develop should you so desire. The property has a well-established garden, incredible storage space in the roof and ducted heating throughout. It offers 4 double sized bedrooms, all with built ins, a large open plan kitchen and dining space and an electronic gate for extra security.



\$1,200,000



[See more details](#)

For Rent

2/11 Gladstone Street, Battery Point

Idyllically situated and superbly presented this well cared for fully furnished three bedroom apartment, provides modern comforts with a delightful leafy outlook. If you enjoy outdoor living and maintaining a city lifestyle then this may be well worth a look.

\$590/wk



[See more details](#)

19 Brook Way, Kingston

The modern and sleek kitchen includes a dishwasher and large pantry. The dining area is open plan with the kitchen and has sliding door access out to the rear deck. The formal lounge has reverse cycle air conditioning to keep you cool all year round and also has sliding door access to the backyard.

\$480/wk



[See more details](#)

16 Regent Street, Sandy Bay

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.

\$485/wk



[See more details](#)

1/10a Braddon Avenue, Sandy Bay

Looking for a quiet area with an attractive water view that won't break the budget? You may find it here! This apartment offers a master bedroom with ensuite, built in wardrobes and shelving, a kitchen with walk in pantry, twin sinks and plenty of extra cupboards and bench space and a lounge is large with garden and river 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](#)

8/15 Battery Square, Battery Point

Conveniently situated between two highly popular parks being Arthur Circus and Princes Park and its amazing playground is this well presented two bedroom unit. With restaurants, cafes and Salamanca right on your doorstep this location is always highly desirable.

\$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](#)

18 Star Street, Sandy Bay

Whilst this superbly presented circa 1837 cottage offers plenty of modern comforts for today's contemporary tenant...it is the gorgeous, leafy green and tranquil garden space that is the hero here. Delightful pathways, shady alcoves and a sunny deck to relax and unwind with a book or with friends.

\$650/wk



3



1



0




[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.

[CONTACT DECLAN](#)



Allan is ready to buy a low maintenance **3 bedroom home in and around Kingston**, close to shops with a shed or workshop. Up to **\$500k**.

[CONTACT MICHAEL](#)



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](#)

Please call us if you can help!

Hiring the wrong agent

Hiring the right agent to sell your property is crucial. Hiring a bad agent costs a lot more than just their selling fee. Great care should be taken when deciding which agent to trust.

In Australia, thousands of property owner dollars vanish every day through unnecessary and expensive advertising, poor pricing tactics, even poorer negotiation skills of their agent, and the wrong method of sale.

Sign a listing agreement with a bad agent and you may be stuck with them for what can seem like an eternity. Many agents promise much and deliver little. Moreover, be careful about hiring an agent based on sale price estimate and fee – this rarely works out well. Interview agents to discover if they have demonstrable systems and skills.

Ask the agent to provide written evidence of strong negotiation skills. An agent should be able to demonstrate negotiation skills with proof, not just by 'talking a good game'.

Get real reviews from current and previous sellers of the agent. Arrange to speak to them where possible. Ensure an agent offers a dismissal guarantee.

If you don't trust an agent, definitely don't hire them!

Under an exclusive listing agreement, terminating the services of an agent is, to say the least, extremely difficult. In the wrong hands, an exclusive agreement is indeed a dangerous document to sign.

Avoiding a bad agreement can often simply come down to trust. If you don't trust an agent, definitely don't hire them.

If you are unhappy with the agent, allow them seven days to resolve the problem. If it remains unresolved, dismiss the agent immediately.

Above all, great agents will charge nothing until a property is sold and settled and you are happy with the outcome.

This article is adapted from the seller booklet, Real Estate's Greatest Dangers. To have a complimentary copy home delivered, please contact Edwards Windsor on 6234 5500



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](#)

1/15 Cato Avenue, West Hobart

This tastefully renovated two bedroom unit has just become available. Completely new throughout, with new kitchen, bathroom/laundry and two bedrooms boasting large built ins. A new heat pump in the lounge room ensures the entire unit is warm and cosy.

\$350/wk



[See more details](#)

1/10 Braddon Avenue, Sandy Bay

Nestled away at the end of a peaceful street, is this highly appealing unfurnished two bedroom unit. Gorgeous sun drenched courtyard with views of the Derwent River. The main bedroom is a good size with a brilliant light well and a small built in wardrobe. The second bedroom is also a nice size with a larger built in wardrobe.

\$400/wk



[See more details](#)

17 McRobies Road, South Hobart

Located just a short walk from the North Hobart restaurant strip is this lovely private double storey two bedroom unit. Downstairs comprises of a large sunny combined kitchen, lounge/living area with wood heater and a heat pump with sliding door access to a private courtyard.

\$400/wk



[See more details](#)

For Lease



6a/10 Magnet Court, Sandy Bay

Situated in the Magnet court complex, this tenancy is conveniently located to all major commercial activity in Sandy Bay, including retail, service and hospitality businesses. The property is accessed off the carpark and comprises a large open plan office/reception area and two partitioned offices.

From **\$18,200p.a** +GST



ZONE Retail



[See more details](#)



111-113 Howard Road, Goodwood

Edwards Windsor are pleased to offer for lease a large warehouse/workshop, with offices, located in an established industrial hub between Moonah and Glenorchy, which has excellent convenience to the Brooker Highway, and the Hobart CBD.

\$70,000p.a +GST
+outgoings

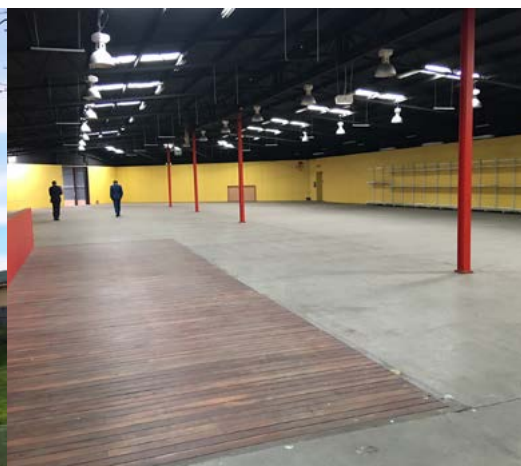


ZONE Industrial



[See more details](#)

For Lease



8 Pear Avenue, Derwent Park

Edwards Windsor are pleased to offer for lease this versatile commercial tenancy in a high profile location in Derwent Park. The property incorporates showroom/warehouse and workshop space, with massive exposure to the Brooker Avenue frontage, one of Tasmania's busiest roads and only 5km from the Hobart.

Contact Agent



1030

ZONE

Commercial



[See more details](#)



104 Murray Street, Hobart

The tenancy has excellent exposure to this busy section of Murray Street and comprises a mostly open plan tenancy with 61 sqm of retail space available. The tenancy offers arguably some of the more affordable retail space available within the city.

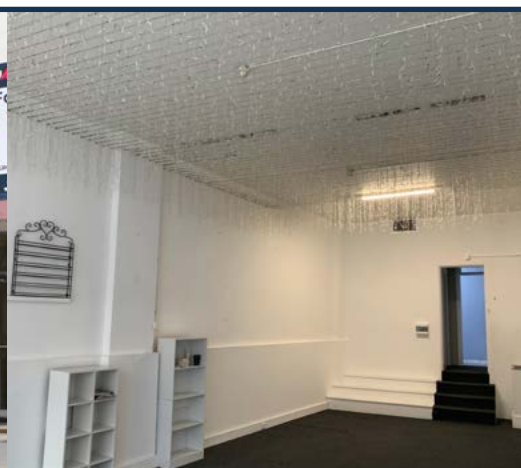
\$20,800p.a



61

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

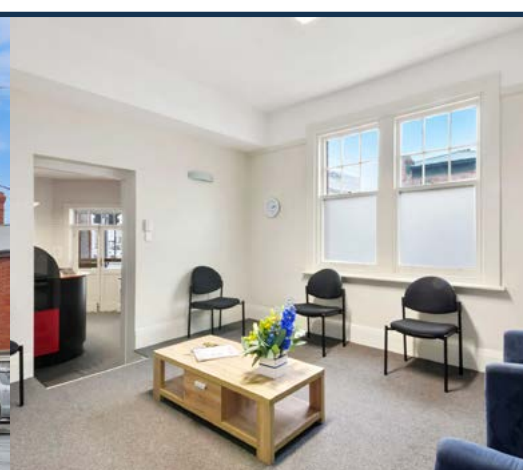
This two storey building is located on the corner of Campbell and Warwick Street, with easy access to the Brooker Highway and Argyle Street, on the fringe of the Hobart CBD. The property is being offered for sale on the basis that approximately 50% of the premises is leased and the balance vacant and 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



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](#)