

HOBART TASMANIA

Property Magazine

21 August 2020

FREE

PROPERTY
OF THE WEEK

1/1 Waverley Avenue
Lenah Valley PAGE 2



Edwards Windsor

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

Property of the Week



\$460,000

1/1 Waverley Avenue Lenah Valley

Warm and Inviting

Offered for sale is this beautiful unit, conveniently located on the cusp of Lenah Valley, Mt Stuart and New Town. This property is warm, quiet and perfect for a professional couple or single person looking to establish themselves in Hobart.

So what does 1/1 Waverley Avenue have to offer?

- 2 double sized bedrooms both with built ins
- Updated kitchen space
- Open plan dining and lounge with gorgeous timber flooring
- Double glazed windows and sound proofed doors
- Choice of electrical or wood fire heating

[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](#)



4 Jansen Court, Kingston

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.



\$450,000



[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](#)

3/19 Whelan Crescent, West Hobart

Comprising of two queen bedrooms, modern bathroom and kitchen, huge deck with water views and comfortable living space, this unit would be ideal for professionals. Fully furnished and equipped except for linen, you could move in and enjoy an enviable lifestyle in one of Hobart's most sought after suburbs.

\$430/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.

\$470/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.

\$425/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](#)

3/14 Sheoak Court, Kingston

Located at the end of a quiet cul-de-sac and only one of three units on the block. Level access for this two bedroom Unit is an added plus. The unit comprises of modern kitchen, spacious living area, walk in robe in main bedroom & built in robe in second bedroom, electric heating, small private rear yard and carport for one car.

\$340/wk



2



1



1



[See more details](#)

152b Melville Street, West Hobart

This large downstairs unit in federation style house is within walking distance to the city, Salamanca and North Hobart. There is a large sunny lounge room or bedroom with a bay window at the front and further down the hall another large bedroom. here is a private back garden and OSP for one car.

\$420/wk



2



1



1



[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



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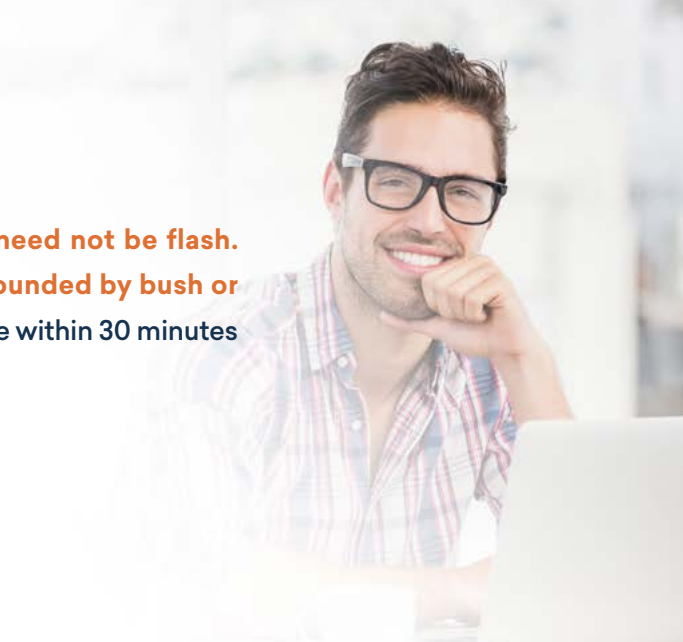


[See more details](#)




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](#)



John is keen to buy his next home. **The house need not be flash. The important thing is privacy, so a house surrounded by bush or paddocks would be ideal.** He's looking anywhere within 30 minutes of **Kingston**. Up to **\$550k**.

[CONTACT JANE](#)



Mary desperately wants to move home from Melbourne to be close to family. She has \$300,000 in the bank and would like to buy a one bedroom apartment in **Sandy Bay or thereabouts**.

[CONTACT JANE](#)

Please call us if you can help!

Article

5 Strategies to price your property to sell

If you are considering selling your property, you need to think about how much your property is worth to determine the right listing price.

Selecting the right listing price can be a challenge, as the price needs to reflect the market, what buyers are willing to pay, while achieving your ideal sales outcome and delivering you a healthy return.

So how do you set the right price for your property?

Here are 5 strategies that will help price your property for a successful sale.

01. APPEAL TO THE MARKET

As you know, buying real estate is a substantial investment, often one of the largest purchases in people's life. People are more cautious when it comes to buying real estate, when compared to lower value purchases such as a new TV or microwave. It is much easier to return an appliance than it is to return a property.

Buyers do not want to be the only one who is interested in your property. They tend to feel more comfortable when more people are interested as it creates a higher sense of value and more competition.

This is an important consideration when pricing your property as you must ensure that the lower end of the price range appeals to the wider market to generate interest from more than one buyer.

02. PRICE IT FOR SEARCH

Set your property a reasonable price range to allow it to be found in real estate searches either online or in your agent's database. For example, if you set your price at \$700,000, it will only appear in searches for that value, limiting the number of potential buyers for your property. Whereas if you set the price between \$680,000 - \$725,000, it widens the pool of potential buyers, increasing the chance of finding the right buyer for your property, who is willing to pay the highest value.

03. SELECT A SIMPLE VALUE

Although you can set the asking price to whatever value you like, it is not advisable to be too specific or creative, for example setting an asking price of \$717,658. An extremely specific asking price will draw attention to your property, but it probably won't be the right sort of attention. It will cause people to be too focussed on the price and curious to know how you calculated that figure, rather than focussing on the property, its location and features.

You want to showcase the property and allow your agent to highlight the best features, rather than focus on particular price discussions with potential buyers. It is best leaving some things to the imagination and setting a simple asking range of even numbers.

04. HAVE A PLAN

When setting a price for your property, it is important to have realistic expectations. You may perceive your property to have a higher intangible worth, or value more highly a certain feature of the property. You need to be independent and unbiased and think about the property from the perspective of the potential buyer - what would someone else be willing to pay for the property, based on the facts.

Discuss a minimum price for your property with your agent that you would be prepared to accept before listing. This will ensure that you set the target from the start and know that the sale price can only be higher from there.

05. CONTINUE THE DISCUSSION WITH YOUR AGENT

Once you have decided on a price for your property, that's not the end of price discussions. Your property price may need to be flexible to consider changing market conditions, buyer interest or new information based on other properties in your local area. You want to make sure you get the best possible price for your property, regardless of other factors, and to do this, you need to have ongoing discussions about price with your agent.



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](#)

12 Church Street, North Hobart

The property comprises of three large bedrooms and a bathroom on the first floor. Formal lounge, formal dining room (or fourth bedroom), and family kitchen with wood heater leading onto the rear verandah on the ground floor. There is a large laundry/rumpus room and bathroom on lower ground level.

\$540/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

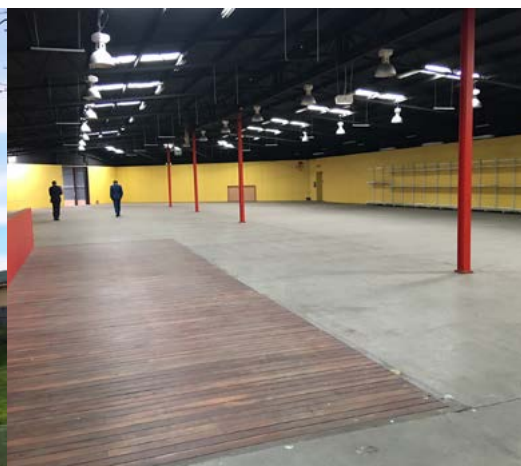


ZONE Industrial



[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.

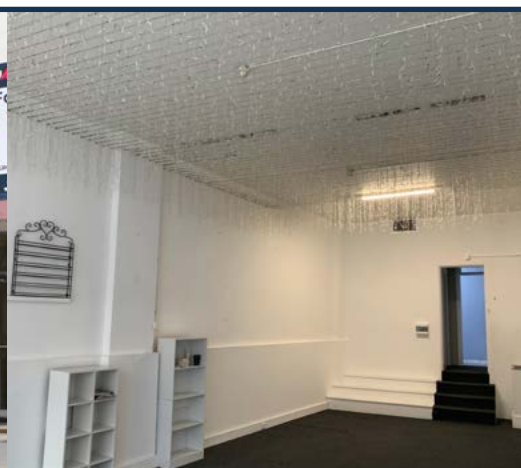
\$20,800p.a



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](#)