

HOBART TASMANIA

Property Magazine

28 August 2020

FREE

PROPERTY
OF THE WEEK

253 Bathurst Street

West Hobart PAGE 2



Edwards Windsor

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Property of the Week



\$699,950

253 Bathurst Street West Hobart

Inner City Character Cottage

This fully renovated and beautifully presented 2 bedroom character cottage, sits in an elevated position with city and water views, minutes from the CBD.

It offers a combination of character features with modern amenities, comprising of:

- 2 double bedrooms
- Lounge room with french doors to front verandah with city and water views
- Modern open plan kitchen and sunny dining area with access to rear courtyard and elevated level yard

[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](#)



8/1 Bromby Street, New Town

Offered for sale is this tidy two bedroom free standing villa unit that is delightfully sunny and warm in its living areas. There are two double bedrooms. One has a walk through robe to the double-entry bathroom which comprises a bath, shower and vanity; the toilet is separate. There's a fully fenced courtyard that provides private outdoor space and a single parking spot.



\$385,000



[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](#)

2/12 Bective Street, Sandy Bay

This one bedroom unit is located within easy walking distance to shops, University and CBD. There is a modern kitchen, spacious living area and functional bathroom with washing machine. It is sunny and bright, and in a quiet cul-de-sac, a shared communal garden area, which is maintained by a gardener.

\$260/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](#)

4/1 Auvergne Avenue, Mount Stuart

This tastefully fully furnished upstairs apartment is superbly presented and convenient to a range of shops, services, hospital and amenities. Positioned to take advantage of sunshine all year round it comes with a large floorplan with separate living areas and spacious bedrooms.

\$400/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](#)

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](#)

Rebecca and her family have just sold in the Netherlands and are very keen to buy a **four bedroom, two bathroom family home** with a bit of outdoor space in **Mount Nelson, Tolmans Hill or South Hobart**. Up to **\$1 million** but may stretch a bit further for the right property.

[CONTACT JANE](#)

Gail has sold her home in the country and has the cash to buy a **house or unit with a little yard within 15 minutes of the CBD**. Will pay up to **\$420k** for her new home. And she's desperate!

[CONTACT JANE](#)

Lauren is quite disheartened in that she can't find her next home. **She is looking for a house in the Kingborough municipality with 3 bedrooms, lots of natural light and timber floorboards**. Up to **\$450k**.

[CONTACT JANE](#)

Please call us if you can help!

Article

Know your purpose for investing in property

Many people assume property investors are rich and carefree.

This is far from true.

Most residential property investors are simply striving to create a better future for themselves and their families. They own one property – or possibly two – and rent it out in the hope that one day, with smart management and capital appreciation, they can use the value in that property to help without relying totally on government assistance.

Surely it's a worthy endeavour.

There seems to be an endless number of experts who have written books about property investment. Whether the aim is to get rich quick or build a solid property portfolio, there is a book for everybody.

However, very little practical information appears to be available for the landlord or potential landlord. Horror stories abound about owning an investment property. There are some simple and practical steps landlords can take when buying, renting and selling that will minimise the dangers and reduce stress.

Buying a property for investment purposes is an exciting and worthwhile venture. It is comforting to have investments in bricks and mortar.

When choosing your purchase structure, start by considering the taxation implications. For example, investment properties can be bought with vehicles such as trusts, superannuation funds, companies or under personal names. Each has tax advantages and disadvantages.

Before purchasing, consult a good property accountant for the correct structure for your circumstances so you buy the property in the appropriate name. It can be expensive to change later.

That said, it's more important to understand what you are trying to achieve as an investor. Some invest with a long-term view of security and wealth creation, while others are looking for a short turnaround and quick profit.

Sometimes, properties can be bought and sold for a profit within a short time. Some will need renovation, others rezoning or construction work. These ventures are often called 'flips'. People who successfully flip many properties over an extended period are experienced and careful. They regard the profits as a primary source of income rather than as supplemental income. It is more of a job than an investment.

Inexperienced investors who attempt this quick buy and sell frequently fail, with the process often ending in tears. Investors buy without enough research or experience, and find the costs are higher and the return far lower than expected, leading to quick losses rather than gains. The losses in this sort of venture can come hard, fast and large. In a booming market, many people move into the business of flipping, only to see their profits evaporate when the market turns.

If you're a short-term investor, be careful, do comprehensive research and start small. Looking for short-term capital gains is more speculation than investment. Good longterm property is just that – an investment.



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.

\$330/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

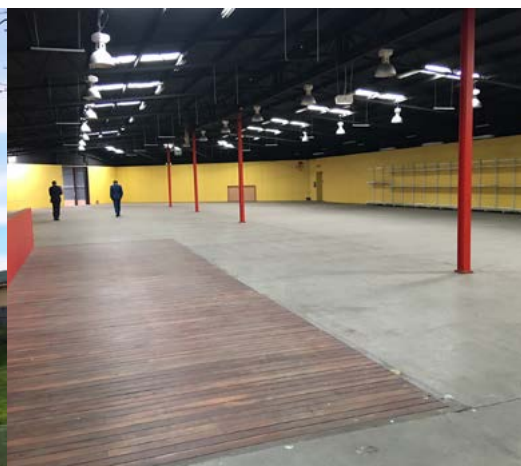


ZONE Industrial



[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



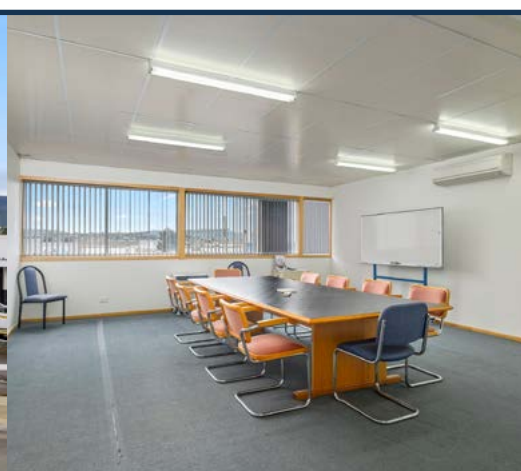
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ZONE

Commercial



[See more details](#)



Level 1/134-136 Main Road, Moonah

The property is located on Main road, Moonah, in the heart of the Moonah golden mile, only 10 minutes from Hobart's CBD. The tenancy is currently occupied by Spotless and is accessed via a central stairway at the Main Road frontage, with a central waiting/entry area.

\$55,000p.a +GST



255

ZONE

Offices



[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](#)