

HOBART TASMANIA

Property Magazine

7 August 2020

FREE

PROPERTY
OF THE WEEK

10 Liam Drive Kingston PAGE 2



Edwards Windsor

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Property of the Week



\$420,000

10 Liam Drive Kingston

Stylish Townhouse in a Quiet Location

This stylish, low-maintenance three bedroom, two bathroom townhouse, in excellent condition, will appeal to a range of buyers, from first home owners to investors. And those couples who are stair-averse, can happily dwell on the ground floor and accommodate visitors upstairs.

Owners can also take advantage, at their leisure, of the private swimming pool and tennis court in the complex, and pets are permitted on a case by case basis.

[See more details](#)



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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.

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](#)



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.

\$650/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](#)

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](#)

55 Davey Place, South Hobart

There is a spacious open plan living, kitchen and dining area. There are built in wardrobes in both of the two bedrooms, and a separate bathroom and laundry area. An extra bonus is an area for all your storage needs. This property comes with one off street park. Unfortunately it will be no pets allowed.

\$330/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



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2



[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.

\$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



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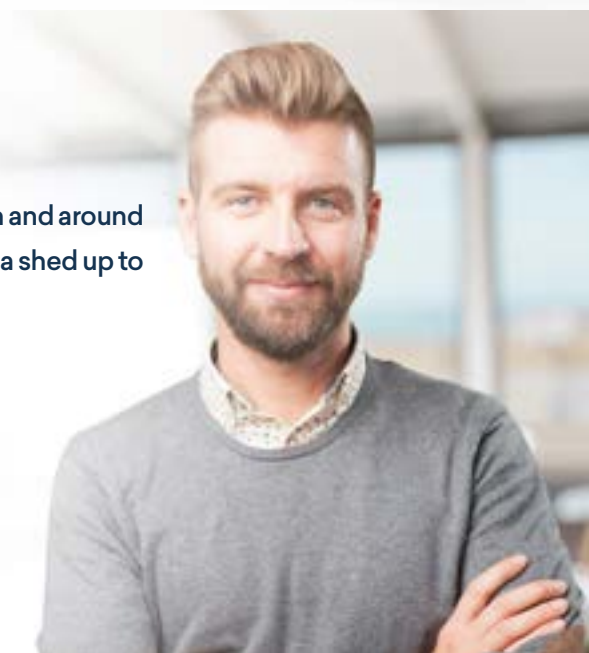


[See more details](#)



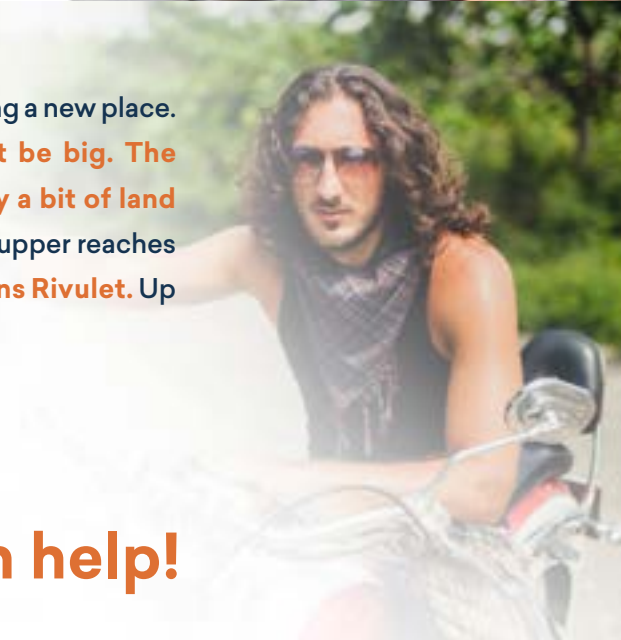
Jessie is looking for her next long term family home in **Battery Point, Sandy Bay, West Hobart or New Town**. The property **must have 4 bedrooms and be relatively updated or modern**. A minor bathroom or kitchen reno would be ok but nothing that would require knocking down walls or opening up rooms etc. Looking to spend up to **\$1.2m** for the right property.

[CONTACT DECLAN](#)



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

[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!

Is this winter the right time to sell?

By Peter O'Malley

Those prospective vendors considering listing on the market will be faced with a decision – sell now in winter whilst COVID-19 continues and the cooler weather sets in or wait until spring?

The winter vs spring debate rolls around every year with predictions of low or no activity over winter and a plethora of new listings ready for the spring market.

Buyers are not seasonal. They buy when the right opportunity presents itself, even though the number of listings on market tends to fluctuate with the seasons.

This year the equation is further complicated by COVID-19; thankfully it increasingly looks to be a diminishing issue in the eyes of the market.

This spring will coincide with the winding back of the COVID-19 support packages. No one is quite certain what the market and the economy will look like when the support packages such as JobKeeper are removed.

The mortgage holiday the retail banks have afforded homeowners has been instrumental in protecting the market from the worst of COVID-19. Clearly the bank's profitability is severely hampered as a result and they need to get back to normal operations – meaning the mortgage holiday will almost certainly end in spring.

Whilst the medium term outlook looks somewhat choppy, the market is performing surprisingly well right now, during this mortgage holiday period.

Aside from the practical considerations such as work commitments, school terms and actually being ready to go on the market, the impact of the season on the campaign's success is often misinterpreted.

There is a widely held view that more people sell in spring because the house and garden present better and therefore sellers achieve a higher sales price as a result.

There is no doubt on the first two points of the accepted wisdom about the spring selling season.

Firstly, there will be a lot of new listings to hit the market in spring that have been held back over the winter. Secondly, most properties do present better in spring than winter.

These two points can cause people to jump to a third, incorrect assumption. The mistaken assumption being that spring is a better time to sell than winter, from a price perspective.

The impact of the season on the campaign's success is often misinterpreted.

Low stock levels can create artificial strength in the property market as buyer demand outstrips seller supply, even during a pandemic as we are learning.

Winter is often under-rated as a selling season. The fact that many competing home sellers traditionally hold their properties back for the spring creates a shortage of stock on market between June and late August.



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](#)

2/16 Hill Street, Bellerive

That is exactly what you shall experience upon first viewing this superbly presented, naturally lit modern apartment, which enjoys expansive river views. It has a large open plan dining and living room highlighted by picture frame windows to enjoy the view.

\$340/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](#)

3/17 Wignall Street, North 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.

\$365/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.

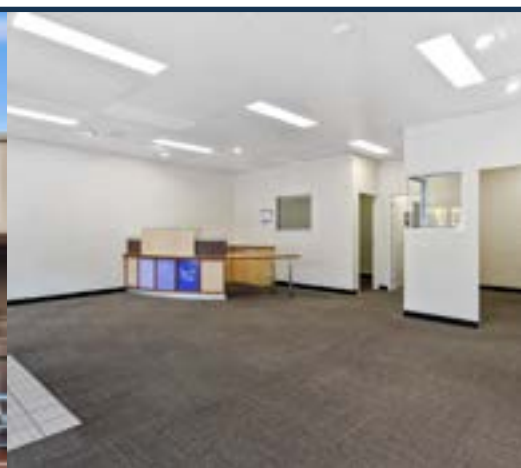
From **\$18,200p.a** +GST



ZONE Retail



[See more details](#)



92 Main Road, Moonah

Located in Moonah's busy Main Road retail strip, this tenancy receives a high volume of pedestrian and vehicular traffic. Join many other new retailers within Moonah's growing CBD. This tenancy would suit a variety of retail/professional rooms or office uses.

\$52,000p.a +GST
+outgoings



ZONE Retail



[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](#)