

HOBERT TASMANIA

Property Magazine

11 September 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



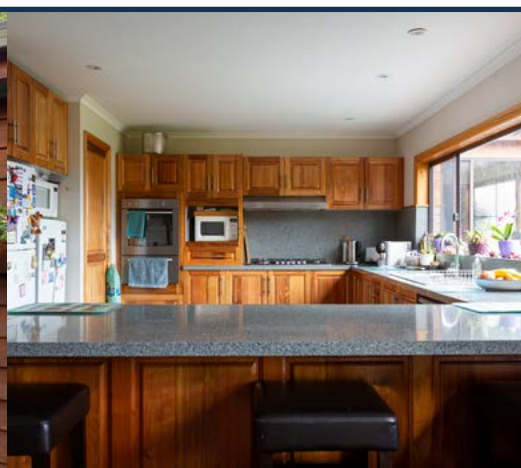
178 Cemetery Road, Lunawanna

Flexible and modern, this family friendly home offers many options; shack, work from home lifestyle opportunity, investment or a combination of all of the above. Located in a quiet, family friendly community with water views and just minutes from the beach. It offers three double bedrooms, plus a large rumpus/living room/fourth bedroom, with access to upper deck.

\$399,950



[See more details](#)



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.

\$775,000



[See more details](#)

For Rent

20 Allambee Crescent, Glebe

Quietly hidden away and convenient to all city amenities this recently refurbished 3 bedroom home will have wide appeal. Featuring Tas oak floors and magnificent views, this spacious home also has updated carpet and a flexible floorplan to suit working couples or families.

\$580/wk



3



2



2



[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 garden.

\$550/wk



2



2



2



[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.

\$455/wk



2



1



0



[See more details](#)

4/203a Macquarie Street, Hobart

This superbly fully furnished and equipped early Victorian apartment is steeped in local history and provides contemporary modern comfort. Built in 1859 by convict/ architect James Alexander Thomson (Hobart Synagogue being amongst his most featured works) it has been brought to life with a recent renovation that boasts style and integrity.

\$650/wk



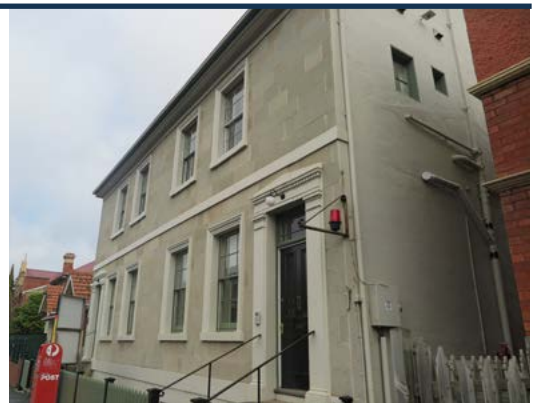
2



2



1



[See more details](#)

For Rent

7/1 Creswells Row, Hobart

In the popular Creswells Row complex this two to three bedroom property is modern, stylish and easy to maintain. Walk to the hospital, TAFE, the waterfront and the CBD with ease, perfect for professionals, families or mature sharers. Part of the rental includes pool access in the complex, and one undercover secure parking spot.

\$620/wk



[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



[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



[See more details](#)

3/245 Churchill Avenue, Sandy Bay

The exceptional layout maximises the space to include; an eat-in kitchen, living area, large bedroom with a bonus room which could be utilised as a dressing room, media room or study. There is plenty of storage space with a European laundry in addition to the modern bathroom.

\$395/wk



[See more details](#)

Kate is looking for her new home in Hobart. Ideally a **2 bedroom house or unit in Mt Nelson, Lenah Valley, New Town or the northern suburbs that must be on the flat**. Small or easy to manage garden, Kate doesn't mind if the interior of the house needs updating. Looking to spend up to **\$400k**.

[CONTACT DECLAN](#)

Craig is looking for a great investment property. **A brick 2 -3 bedroom property that must be on the flat, and have a low maintenance garden or yard space**. Located between **West Moonah** and **New Town**. Craig is a cash ready buyer looking to spend up to **\$400k** for the right property.

[CONTACT DECLAN](#)

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!

Is Spring the best time to buy or sell a home?

While it is, of course, best to buy or sell when it suits your individual needs, there's something about Spring that seems to start the market ticking over.

And this "Spring effect" has flow-on benefits for both buyers and sellers alike.

Buying in Spring

The weather has a lot to do with it, of course. If you're planning to buy, there is much more incentive to get out and about now that the weather is warmer, rather than shivering through inspections in the winter cold. This anticipated increase in inspections during Spring encourages people to put their home on the market, providing you with many options to choose from.

Selling in Spring

Planning to sell in Spring also makes sense from the point of view that this is usually the time when your house and garden are looking their best. It is also the time when people are keen to buy because they hope to be able to move and settle into their new home before the kids go back to school, so there is more chance of attracting genuine buyers.

One well-known real estate principle is that it is wise to be a buyer when other people are selling, and to be a vendor when other people are buying.

The great thing about Spring is that this applies both ways. It's a time when some people are selling and others are buying, resulting in it being the prime real estate season. So whether you plan to buy or sell property, make up your mind to make the most of Spring and look forward to an outstanding result!

If you are thinking about selling and taking advantage of the Spring Real Estate Season, the first thing you need to do is find out just what your property is worth in the current market.



For Rent

272 Argyle Street, North Hobart

This beautifully presented two bedroom cottage is situated on the doorstep of the North Hobart entertainment precinct. The original integrity of the house has been maintained throughout, complete with ceiling cornices, skirtings and picture rails and the living room also has reverse cycle heating/cooling installed.

\$530/wk



[See more details](#)

1/10a Braddon Avenue, Sandy Bay

Walk in and feel at home A cosy home for a small family on a lovely, low maintenance native bush block. The home is heated by a reverse cycle air conditioner and natural sunlight adds a lovely warmth through the large front windows. The water views from the living area are simply divine.

\$425/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.

\$380/wk



[See more details](#)

7 Lawley Crescent, South Hobart

This solid 3 bedroom brick home features a sunny kitchen with a spacious living area with a wood heater and a reverse cycle heat pump to keep you warm in winter and cool in the summer. With a separate laundry and bathroom and a lockable garage with lots of space for storage or even a workshop. Don't miss out on what could be your perfect family home.

\$410/wk



[See more details](#)

For Lease



263 Kennedy Drive, Cambridge

Situated in the popular Cambridge industrial area, a modern concrete tilt panel warehouse, which can either be leased as one or divided into two tenancies. The overall premises has an area of 693sqm and could be split into the following areas: Warehouse 1 - 330sqm and Warehouse 2 - 363 sqm.

\$90,869p.a

+GST
+Water



693

ZONE

Industrial



[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



754

ZONE

Industrial



[See more details](#)

For Lease



1/84 Browns Road, Kingston

This high quality and well presented unit is located in a purpose built retail and industrial complex, surrounded by quality tenants and showrooms fronting Browns Road. The space currently offers ground and first level offices with an adjoining open span warehouse of approximately 200 sqm, with roller door access.

Contact Agent



294

ZONE

Industrial



[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](#)