

HOBERT TASMANIA

# Property Magazine

18 September 2020

FREE

PROPERTY  
OF THE WEEK

**1802 Midland Highway**  
Bagdad PAGE 2



**Edwards Windsor**

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



# Property of the Week



**\$620,000**

## 1802 Midland Highway Bagdad

### Heaven in Heart of Bagdad

Offered for sale is this beautiful federation style home in the midst of Bagdad. This property is oozing with character and charm and will suit many buyers, young or old. On just shy of an acre of land this property has plenty to love. So what does 1802 Midland Highway have to offer:

- 3 Double sized bedrooms, one with a built in
- 2 separate living spaces, one of which could double as a fourth bedroom with French doors to the front patio
- Large kitchen with separate pantry
- Large bathroom with vanity and shower over bath

[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](#)



## 253 Bathurst Street, West Hobart

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 and a lounge room with french doors to front verandah with city and water views.

**\$679,950**



[See more details](#)



# For Rent

## 2/4 Kunzea Road, Tarooma

Lovely bush setting two bedroom unit with magnificent water views. The open lounge and dining room has both electric and wood heating options to keep you warm and cosy in winter. The main bedroom has wonderful views with built-ins, the second bedroom also has built-ins.

**\$425/wk**



[See more details](#)

## 21/166 Bathurst Street, Hobart

This well situated, north facing, two bedroom apartment is ideal for those looking for a convenient city base and lifestyle. It is available either furnished or unfurnished. The kitchen has plenty of cupboard and bench space including a pantry and breakfast bar, and quality appliances.

**\$550/wk**



[See more details](#)

## 2/220 Melville Street, West Hobart

The immediate sense of natural light and cleverly designed space, displaying the balance of industrial & natural materials, showcases the uniqueness of this exceptional architecturally designed townhouse. The unit is located within a quiet complex and is within walking distance to the Hobart CBD.

**\$550/wk**

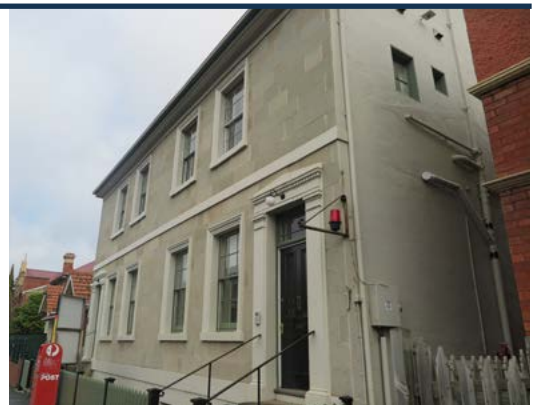


[See more details](#)

## 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.

**\$600/wk**



[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](#)

## 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.

**\$450/wk**



[See more details](#)

## 11/40-44 Tasma Street, North Hobart

Conveniently located in North Hobart, this upstairs bedsit has new carpet and vinyl throughout and has been freshly painted. The north facing large bay window allows plenty of natural light to penetrate the living area. There are large storage cupboards separating the living and sleeping spaces.

**\$280/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](#)

Do you have a property that you'd like to sell in **Risdon Vale** or **Bridgewater** that gets early morning sun and has a good sized shed or room to build one? Then it will suit Robert. He has **\$300k** to spend and the state of the house is not important to him.

[CONTACT JANE](#)

## Please call us if you can help!



# Valuer or Negotiator?

## The purpose of an agent

BY PETER O'MALLEY -  
Author of Real Estate Uncovered

The simple task of selecting an agent to sell your home can become problematic very quickly. Whilst there will be many agents who pitch for your business, knowing which agent is the right agent won't necessarily be a straightforward decision. Selecting the right agent becomes all the more challenging if you don't know how to identify a good real estate agent from one that over-promises and underdelivers.

Many people will interview real estate agents and focus on two seemingly plausible selection criteria: the price the agent feels the property is worth and the agent's selling fee.

Even though most people select their selling agent using these criteria, it is flawed and often leads to the wrong agent being selected. The agent is not a valuer. All agents whom you interview will have an opinion on the likely value of your property. And that's all it is, an opinion of value.

Ultimately, a real estate agent's job is to maximise the sale price on behalf of the seller, in a timely fashion. If all you want is a price on your home, call a valuer, not a real estate agent. Therefore, when interviewing and selecting an agent, you need to examine the overall proposed selling strategy – both the agent's proposed marketing and negotiation process. The best agent is the one with the best selling strategy, not the highest price quote.

The name of the game when selling is for the agent to negotiate the maximum price from all interested buyers. If the owner signs up with the most price optimistic agent and commits to a \$5,000 advertising campaign over 90 days hoping the agent is telling the truth around price, it will most likely end in tears.

Often, many people will sign with the agent using a selling strategy that they don't like, such as auction, purely because they like the price the agent quoted.

This seems simple enough. However, if you interview real estate agents and don't bring the selection criteria back to the proposed selling strategy, you will plunge into a world of confusion.

So long as the agent has a thorough understanding of property prices in the respective market place, that's a sufficient starting point to then begin examining the agent's selling strategy.

Any prices quoted by agents should be backed by sales evidence. A proposed selling price without supporting sales evidence quoted by an agent should be taken with a pinch of

salt. It's easy for an agent to quote a high price to a property seller, but it takes genuine knowledge and skill to defend the price with sales evidence to a buyer when the home hits the market.

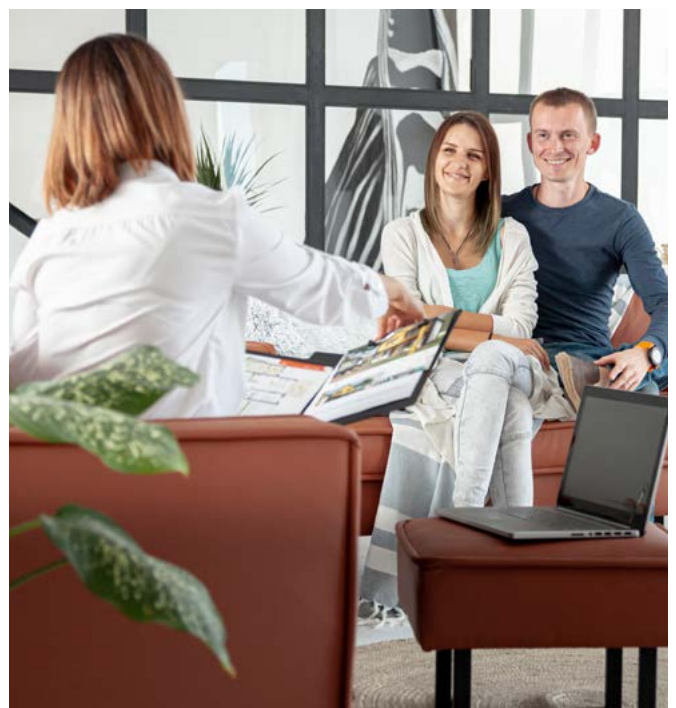
Finally, never tell the agent what you feel the home is worth. We are all susceptible to believing what we want to hear. Keep the focus on how the agent will negotiate the highest possible price from every buyer for you.

In terms of commission, fees and advertising costs, the cheapest agent is the one that leaves the most money in your pocket after the sale has occurred. An agent that cuts their commission by 1% to get the listing is one that likely cuts price as opposed to builds value.

Ask yourself, when an agent is negotiating the sale of your home, do you want one that cuts price to get a deal done or one that builds value into the offering?

It may feel good to get the agent's fees down at the time of listing, but it won't feel so good if a buyer is out negotiating your incompetent agent a few weeks later.

When it comes to paying real estate agents, cheap is rarely good and good is rarely cheap. The best agents maximise price in a strong market and protect price in a falling 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.

**\$520/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.

**\$400/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.

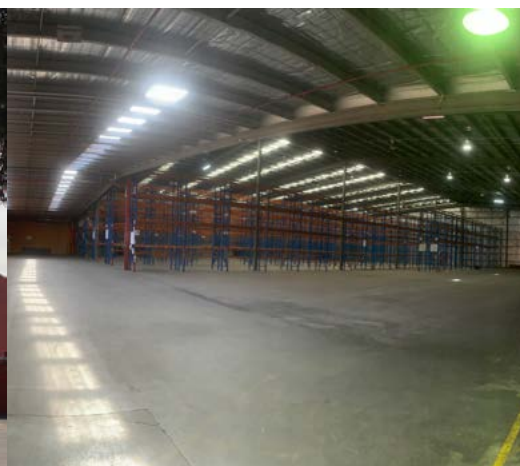
**\$410/wk**



[See more details](#)



# For Lease



## 1066 Cambridge Road, Cambridge

This is an opportunity to lease a well located and modern warehouse facility. The tenancy has 2 sunken finger docks, with dock levelers, office area and a large external hardstand and parking area. The premises has an area of approximately 2,855 sqm, with excellent height clearance.

**\$285,500p.a** +GST  
+outgoings



**2,855**

**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



## 129 Argyle Street, Hobart

Edwards Windsor are pleased to offer for sale a high profile CBD fringe commercial property, on the corner of Argyle and Patrick Streets. The premises comprise a showroom at the Argyle St frontage, offices on the first floor level and a rear warehouse, accessed of Patrick St. This property is offered for sale on a vacant possession basis.



Expressions of  
Interest

m<sup>2</sup> 680 ZONE Commercial

[See more details](#)



## 29 Patrick Street, Hobart

Inner City investment, with a unique opportunity to purchase either individually or with the adjoining property at 129 Argyle Street. This property is zoned 'Commercial' and is leased to Richmond Fellowship. The current rental is \$35,700 per annum, plus outgoings and GST. Invest or potentially owner occupy.



Expressions of  
Interest

m<sup>2</sup> 175 ZONE Commercial

[See more details](#)



# For Sale



## Shop 3/118-120 Elizabeth Street, Hobart

For sale this fully refurbished, high profile hospitality tenancy, situated on Elizabeth Street. This property is zoned 'Central Retail' and is currently leased to, Sonny, a boutique award winning wine bar and restaurant; for 5 years from 1 February 2020. If you've had enough of the stock market, this is an ideal, entry level property investment.

**\$530,000** <sup>+GST</sup>

**m<sup>2</sup> 48**

**ZONE Central Retail**



[See more details](#)



## 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**

**m<sup>2</sup> 1,000**

**ZONE Industrial**



[See more details](#)