

HOBART TASMANIA

Property Magazine

25 September 2020

FREE

PROPERTY
OF THE WEEK

129 Argyle Street

Hobart PAGE 2



Edwards Windsor

6234 5500
ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



Expressions of
Interest

129 Argyle Street Hobart

High Profile Corner Property

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.

For sale by Expressions of Interest, closing 3pm, Thursday 8 October 2020.

[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.

For Sale



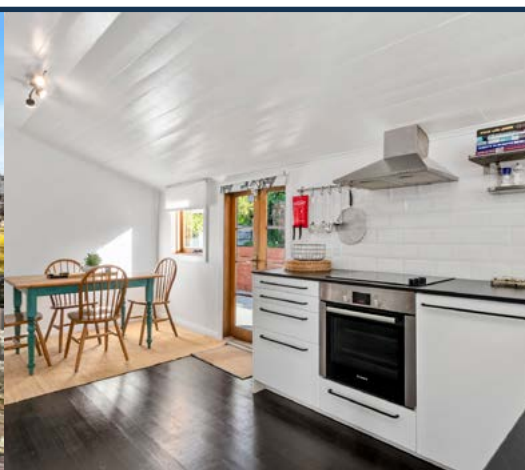
178 Cemetery Road, Lunawanna

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 3 1 2

[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 2 1 0

[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.

\$500/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

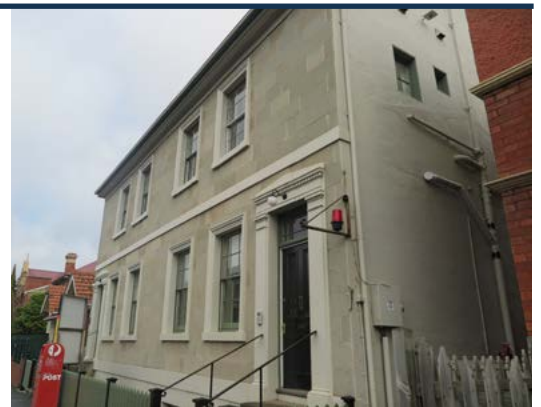


[See more details](#)

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](#)

5/41 Bedford Street, New Town

With a lovely outlook over the Clare Street Oval, this property comprises of two bedrooms (both located upstairs) walk through kitchen to lounge area with electric heating and access opening out to the sunny balcony area. Combined bathroom / laundry and off street parking for one vehicle.

\$310/wk



[See more details](#)

3/84 Hampden Road, Battery Point

This light and bright architect designed 2 storey, three bedroom villa unit is in the heart of Battery Point. It will be freshly painted throughout, brand new window furnishings and a brand new reverse cycle heat pump installed prior to new tenancy commencing.

\$550/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. There is a private back garden and OSP for one car.

\$395/wk



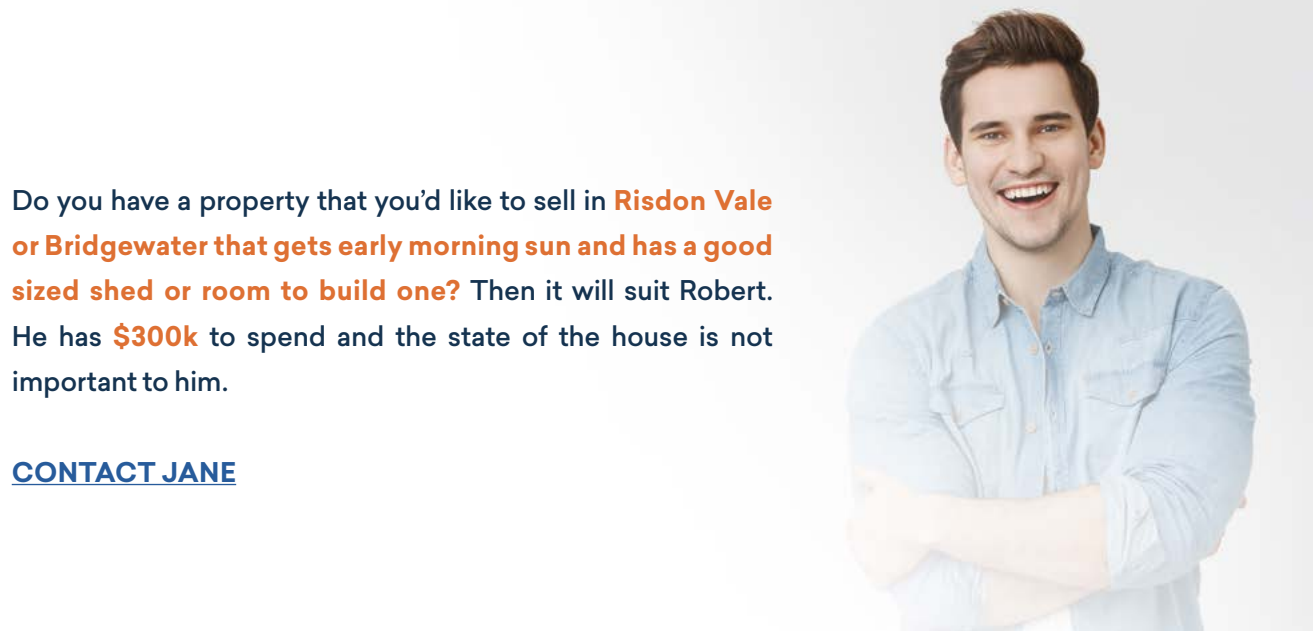
[See more details](#)

Homes Wanted




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 **\$700k** North of the city.

[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](#)



Allan is ready to buy a low maintenance **3 bedroom home in and around Kingston**, close to shops with a shed or workshop. Up to **\$500k**.

[CONTACT MICHAEL](#)

Please call us if you can help!

Choose Choose Choose

Choose skill, not opinions

Some agents tell lies to win your business. Be very careful that you do not choose the agent who tells you the biggest lie about how much 'you will get' for your property. This is called 'buying the business'.

Unless the agent is prepared to buy your property, his opinion is irrelevant. If you choose agents based on the selling price they quote you – their opinions – you may be badly disappointed, and may even wind up in financial difficulty.

If you suspect that an agent is attempting to buy your business with an inflated sale price estimate, insist he give you his estimate in writing.

Insist, also, that he charges you nothing if he sells for less than the price he estimated. This will identify the agents who are enticing you with false quotes.

Choose skill, not the cheapest

Cheap agents get cheap prices. Be careful choosing an agent based purely on their fees.

If agents give their own money away what do you think they will do with your money?

It may be better to pay an extra one percent for a selling fee than to receive ten percent less on your selling price.

Good negotiators rarely give big discounts on their fees. If they get you the best market price, they are worth a fair fee.

Choose NEGOTIATION skill!

If you have spent much time interviewing real estate agents, you may have noticed that they talk endlessly about the advertising they do, but few talk about the one thing that is most important to you – their negotiation skill.

Poor negotiators can cost you a lot of money.

Negotiation skills are vital to ensuring you get the highest possible price.

A good negotiator can achieve up to an extra ten percent on your selling price. This can mean thousands of dollars.

If you have an attractive property you don't need a salesperson as much as you need a negotiator.

Ask your agent to PROVE his or her negotiation ability to you. Most won't be able to do so. These are the agents you should avoid.

This article is adapted from the seller booklet, Get the HIGHEST PRICE for Your Property



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](#)

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



[See more details](#)

1/25 Thornbill Street, Kingston

This two bedroom villa is in a popular area of Kingston, close to all conveniences and new carpet throughout. The kitchen has plenty of cupboard and bench space, including a pantry, and there is a designated dining space next to the kitchen. There is also a single carport for parking.

\$350/wk



[See more details](#)

30 Syme Street, South Hobart

Located on a quiet South Hobart Street this unique Colorbond clad home captures lovely mountain views and provides the perfect opportunity for those seeking a convenient and contemporary lifestyle. The property offers three large bedrooms, an updated bathroom, an open plan kitchen and a beautifully designed yard.

\$520/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

m² 2,855 **ZONE Industrial**



[See more details](#)



Suite 4/18 Ross Avenue, Rosny Park

This quality building is situated in the Rosny Park shopping Precinct, in close proximity to both Eastlands Shopping Centre and the Village Cinema Complex. The area comprises 105 sqm, including three medical consulting rooms, with sinks; large reception/waiting area, storage room, equal access amenities and a kitchenette.

\$37,350p.a +GST
+outgoings

m² 105 **ZONE Commercial**



[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



33a New Town Road, New Town

Edwards Windsor are pleased to offer for sale a prominent and flexible commercial property, in the Hobart inner city suburb of New Town. The building provides a retail area at the New Town Rd frontage, 5 offices, a board room and amenities. The property is zoned 'Urban Mixed Use' and is offered for sale on a vacant possession basis.



\$565,000 ^{+GST} **m² 186** **ZONE Urban Mixed Use**

[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 **m² 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 ^{+GST}

m² 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

m² 1,000

ZONE Industrial



[See more details](#)