

HOBART TASMANIA

Property Magazine

4 September 2020

FREE

PROPERTY
OF THE WEEK

178 Cemetery Road

Lunawanna PAGE 2



Edwards Windsor

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89 Brisbane St | Open 7 days

Property of the Week



\$420,000

178 Cemetery Road Lunawanna

The Great Escape!

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.

Offering:

- Three double bedrooms, plus a large rumpus/living room/ fourth bedroom, with access to upper deck.
- Sunny, open plan living and dining area with access to lower deck.

[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



253 Bathurst Street, West Hobart

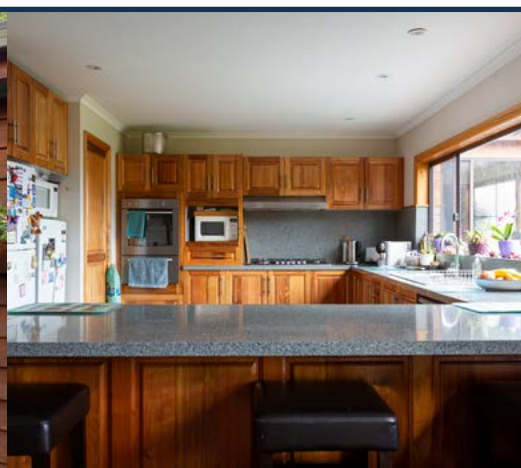
This fully renovated and beautifully presented 2 bedroom character cottage, sits in an elevated position with city and water views, minutes from the CBD. It offers a combination of character features with modern amenities, comprising of: 2 double bedrooms, lounge room with french doors to front verandah with city and water views and a modern bathroom with shower over bath and recessed laundry.



\$699,950



[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

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](#)

4/39 Queen Street, Bellerive

This is a very neat and tidy easy care renovated unit, superbly situated within a short walk of everything beautiful Bellerive has to offer. Including popular beach, parks, shops, cafes, restaurants, medical services and transport. Unfortunately pets are unsuitable here.

\$350/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](#)

8/15 Battery Square, Battery Point

Conveniently situated between two highly popular parks being Arthur Circus and Princes Park and its amazing playground is this well presented unit. It offers two bedrooms with master including generous built in wardrobes and has direct access to bathroom.

\$380/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](#)

5/351 Sandy Bay Road, Sandy Bay

Perfectly located in the heart of Sandy Bay is this 2 bedroom 1 bathroom unit available for rent. It is within walking distance to the University, shops & restaurants. Offering a large functional kitchen, 2 double bedrooms and undercover parking for 1 car.

\$430/wk



2



1



1



[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!

How to find your perfect real estate agent!

The top 3 qualities to search for in a good real estate agent:

1. Communication Skills

An essential quality of an effective real estate agent is being aware of and responding to your communication needs. The real estate market is fast moving and can be time sensitive, so your agent needs to be able to quickly and effectively communicate changes so you can respond quickly. A successful agent will be proactive and in contact with you, on your terms and at your convenience.

2. Listening Skills

Quality agents take the time to listen and truly understand your unique requirements. If they are doing all of the talking, then they can't be properly listening to you!

The most important person in any real estate transaction is you. A professional agent will invest the majority of their time in understanding your personal and investment objectives, location and lifestyle requirements, budget and timeline.

Quality questions will deliver quality answers. Check in with the agent to see if they understand your needs or if they are just telling you what you want to hear.

3. Client Focused

The third essential quality in a quality real estate agent is their focus on you. The agent should be completely client focused – that means you should feel like the most important appointment of their day. Most of all, a quality agent is flexible and willing to adapt to your changing needs and circumstances.



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](#)

317 Nelson Road, Mount Nelson

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.

\$350/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



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



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](#)