

HOBERT TASMANIA

Property Magazine

16 October 2020

FREE

PROPERTY
OF THE WEEK

204 Blessington Street South Arm PAGE 2



Edwards Windsor

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

Property of the Week



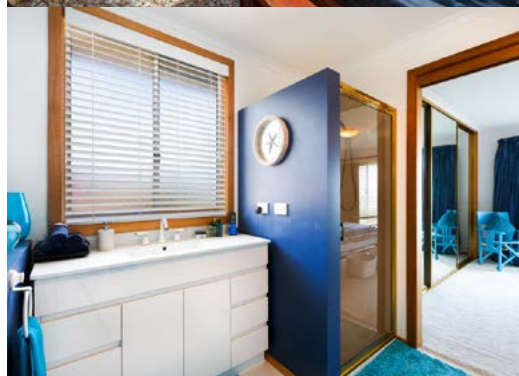
\$695,000

204 Blessington Street South Arm

Your own piece of Paradise

This immaculate, 2-storey solid coastal home is positioned across the road from a pristine swimming beach in a the peaceful cul-de-sac end of Blessington Street. Just 35 minutes from Hobart, it sits amidst the beautiful natural coastal environment of South Arm Peninsula, with native wildlife, coastal walks and mesmerizing sea views across to North Bruny and Tinderbox.

There are four bedrooms, two living spaces and two bathrooms, with new floor coverings, Tassie Oak trims and modern décor throughout with nautical touches.



[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



2/11 Livingston Street, South Hobart

Located minutes from the CBD and UTas, this well presented, low maintenance unit offers: Two double bedrooms, the mmain bedroom has a built-in wardrobe, an open plan living with renovated kitchen and a neat bathroom with shower over bath, vanity, toilet and laundry.



\$349,950



[See more details](#)



3 Nevin Street, South Hobart

This property in popular South Hobart offers a 6% return for the astute investor AND there's scope for further development on the block, subject to Council approval. South Hobart is a highly sought after area with a thriving community. There are schools, shops, sporting facilities, historical sites all within a 2 km radius.



\$595,000



[See more details](#)

For Rent

2/95 Amy Street, West Moonah

This well cared for and superbly situated three bedroom family home provides substantial space for the growing family or for those needing some neutral space separation. It offers three large bedrooms, good sized lounge room and an open plan kitchen and dining area with expansive river views.

\$450/wk



3



1



2



[See more details](#)

1/13 Birngana Avenue, Sandy Bay

This spacious 3 bedroom villa offers 2 bathrooms, large living areas including a possible 4th bedroom/2nd lounge, fenced rear garden and fantastic views. Located close to local schools, cafes, UTAS, restaurants and amenities of Sandy Bay and perfect for the larger family or those looking to share.

\$560/wk



3



1



0



[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



2



2



1



[See more details](#)

2/82 Collins Street, Hobart

This apartment offers a comfortable, gracious lifestyle for busy professionals, who want the luxury without the price tag. The apartment is ready to move into, decorated in neutral colours, it is light and bright. Fully furnished with top quality furniture and appliances. It benefits from two good size bedrooms, both with built ins and a modern,

\$450/wk



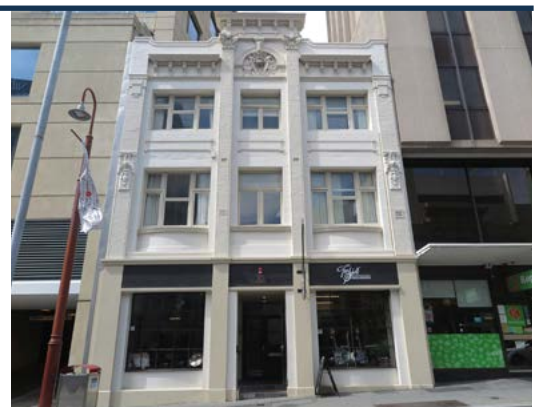
2



1



0



[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](#)

8 Franklin Street, West Hobart

This charming 2 bedroom home in a quiet no through street is a must see for those wanting to be close to the city. The open plan kitchen/dining space features a modern galley kitchen complete with dishwasher and gas cooktop. The sunny dining space looks out onto the backyard and BBQ area.

\$495/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.

\$500/wk



[See more details](#)

240 Harrington Street, Hobart

If you are looking for a property in Hobart that perfectly blends history with modern convenience, Two-Forty on Harrington St is the perfect base. The original sandstone facade is vastly appealing from the street and the moment you enter you will feel welcomed by the high ceilings, pressed tin wall mouldings and stained glass detailing.

\$520/wk



[See more details](#)

Homes Wanted

Tasha is looking for a **unit** for investment, **not too far from the city**. Tasha is cash ready and looking to spend up to **\$250k** for the right property. She is happy to consider both vacant and tenanted properties, so long as property is ready to go and rentable from time of settlement.

[CONTACT DECLAN](#)



John is keen to buy his next home. The house need not be flash. **The important thing is privacy, so a house surrounded by bush or paddocks would be ideal**. He's looking anywhere within 30 minutes of **Kingston**. Up to **\$550k**.

[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!

Is spring really “the selling season?”

By John Tucker

With the arrival of spring, the real estate market is set to blossom in a big way.

Spring is traditionally referred to as “the selling season” and with very good reason.

The arrival of the warmer weather heralds a marked increase in the number of buyers looking for that special property to enable them to move in before Christmas. Gardens are looking at their absolute best and sellers are able to present their properties well so that the first impression a potential buyer gets is a very favourable one.

Attention to detail is crucial!!

With many properties coming onto the market it is imperative to go and stand in the street in front of your house and try to imagine that you are looking at it for the first time as a possible buyer. Try hard to pick faults. It is better for you to find them and fix them rather than have a buyer see them. Try to judge your home by the standards of a buyer, not by your standards - see it through their eyes.

Make sure that any minor repairs to the fence or gate are attended to and any flaking paint is removed from eaves or fascia boards. Sweep the paths and remove any winter weeds from the garden beds.

There are a lot of small things which you can do inside your home to give it that extra “sparkle” appeal. One of our consultants can help with advice and also referrals to local tradespeople.

A few minor touch-ups here and there can make the difference of thousands of dollars in your final selling price.

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.

Throughout October and November, our team is offering FREE market appraisals to all homeowners, without risk or obligation.



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](#)

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. It has a semi-rural outlook, is partly fenced, and is close to many walking tracks.

\$410/wk



[See more details](#)

23 Dynnyrne Road, Dynnyrne

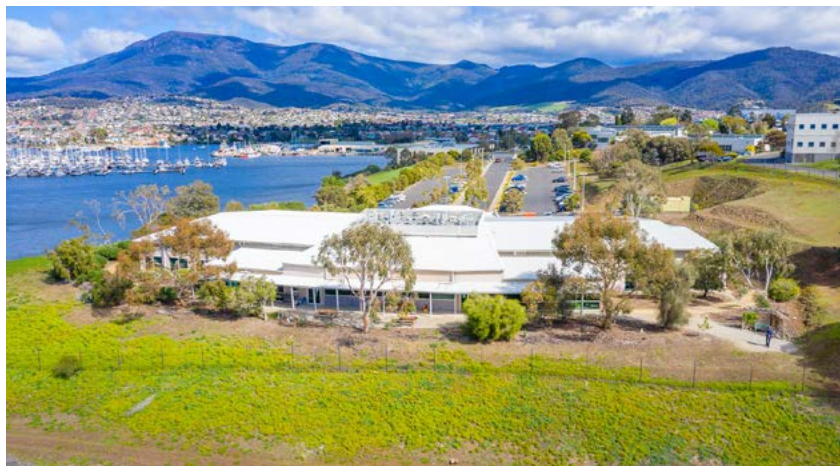
This large 3 storey family home situated in Dynnyrne has spectacular views of Hobart and surrounds. The property comprises of a formal living room, a second living/dining area off the kitchen and a smaller room that can be used as a study or separate dining room. The kitchen is bright, light and functional and has a fridge and dishwasher.

\$620/wk



[See more details](#)

For Lease



5 Longreach Avenue, Dowsing Point

Edwards Windsor are pleased to offer for sublease, a high quality, waterfront office accommodation, with secure parking. This is an opportunity to sublease part of the Qantas Call Centre, Dowsing Point, on the banks of the River Derwent, some 15 minutes north of the Hobart CBD.

By Negotiation

m² 1,985 **ZONE Commercial**



[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.

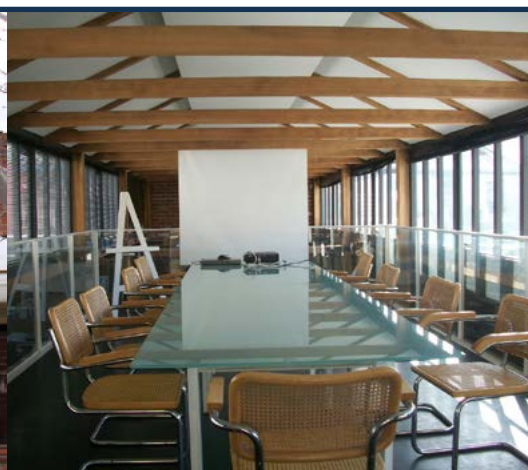


Contact Agent

m² 294

ZONE Industrial

[See more details](#)



22 Salamanca Place, Battery Point

This is the opportunity to secure character offices, in the heart of Salamanca Square. Currently the main level of the tenancy is divided into several work station areas plus reception area and two meeting rooms; and the opportunity exists for an open plan arrangement or separate offices.



\$52,500p.a +GST

m² 228

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 **m² 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 **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](#)