

HOBART TASMANIA

Property Magazine

9 October 2020

FREE

PROPERTY
OF THE WEEK

3 Nevin Street South Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$595,000

3 Nevin Street South Hobart

House comprising two flats

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.

The house comprises two flats - a two bedroom flat upstairs and a bedsit downstairs. A combined rental of \$700 per week is being achieved from good tenants.

This is a great little investment with the added benefit of development potential given the size of the land and the position of the house at the front of the block.



[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



77 Derwent Park Road, Moonah

Well presented and very liveable, this property has lots to offer. It is centrally located, close to bus stop, schools and all services. It has three bedrooms, a modern kitchen with sunny open plan living, and a large bathroom with corner shower and large vanity. There are multiple off street parking spaces.



\$477,000 3 1 3

[See more details](#)



1802 Midland Highway, 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. It offers 3 double sized bedrooms, one with a built in, a large kitchen with separate pantry, and a large bathroom with vanity and shower over bath.



\$620,000 3 1 10

[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.

\$465/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](#)

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



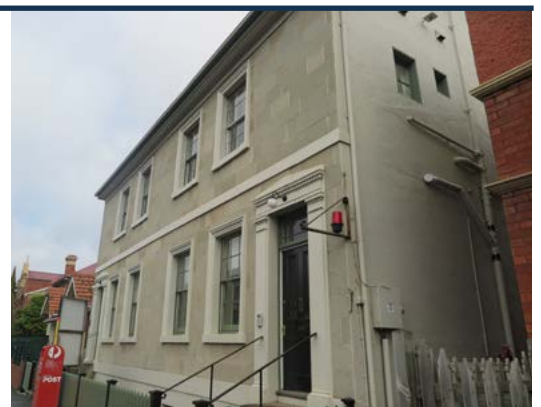
2



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](#)

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.

\$500/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



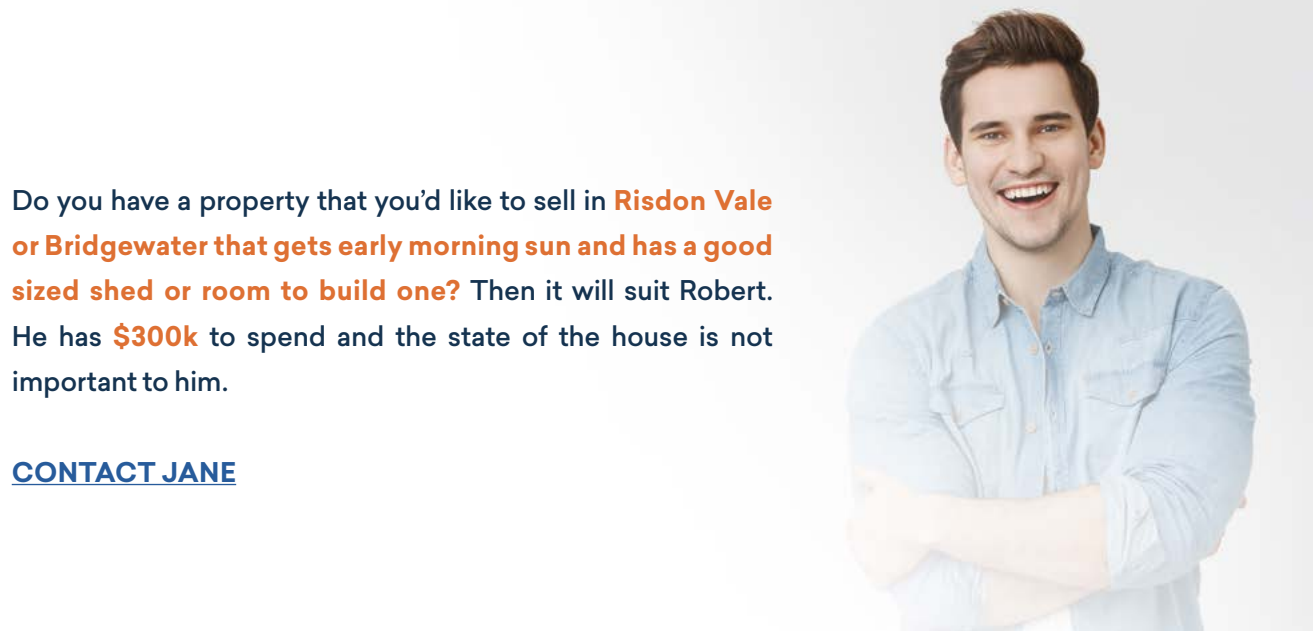
[See more details](#)

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!

Article

5 simple steps in make your house stand out

Selling your property takes time, effort and a little help from the experts. Showcasing your property in the best light will make a big difference to its value.

5 simple tips to make your property stand out!

1. Street Appeal

First impressions count! Mow the lawn, tidy and water the garden, plant some blooms, clean gutters, remove cobwebs, sweep the path.

2. Minimise Clutter

Create light and space. Open the curtains. Remove excess furniture and belongings, family photos and half the contents of storage spaces.

3. Clean the House

Make it sparkle, especially the kitchen, bathroom and windows. Remove all trace of pets. Stop bad odours with fresh air or fragrances.

4. Interior Update

Wobbly door handles, torn fly screens and squeaky doors can be easily fixed. Consider updating flooring or painting in neutral colours but remember that painting one dull room can draw attention to other unpainted rooms.

5. Inspect Through the Eye of a Buyer

Walk from the street and through every room, viewing your property through the eyes of a buyer. Make it easy for them to feel welcome and comfortable.



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](#)

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](#)