

HOBART TASMANIA

Property Magazine

13 November 2020

FREE

PROPERTY
OF THE WEEK

35 Chestnut Avenue

Lutana PAGE 2



Edwards Windsor

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

Property of the Week



\$490,000

35 Chestnut Avenue Lutana

Spacious Serenity

Offered for sale is this lovely family home, in the heart of Lutana. In a sunny spot of the world, plenty of yard space to play in and water views to soak up, this property is sure to delight.

So what does 35 Chestnut Avenue have to offer:

- 3 Double sized bedrooms
- Ample off street parking, including a lock up garage
- Updated kitchen and bathroom
- Plenty of entertaining space inside and out
- Large garden and lawn space

[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



4/41B Cascade Road, South Hobart

Offered for sale is this perfectly located, 2 bedroom unit ready for a buyer looking to get a foot in the market, or investor looking for a promising property oozing with potential. This circa 1969 unit is close to shops, café, butcher, sports and playgrounds, hospital and walking tracks whilst being mere minutes' drive from the CBD.



\$319,000 2 1 0

[See more details](#)



2/3 Clarence Street, Bellerive

What a great little two bedroom apartment! It's situated in a complex of apartments next to the Bellerive shopping hub and is one of only two units in the complex that faces directly out to the marina. And if you have mobility issues, then you have the added benefit of a lift.



\$415,000 2 1 1

[See more details](#)

For Rent

2/3 Betsy Mack Place, Howrah

This beautifully presented family home is located just a stones throw from the Betsy Mack walking track and only a short drive to schools and the Shoreline Shopping Centre. The top level comprises of spacious open plan living area with beautifully polished floor boards and heat pump.

\$470/wk[See more details](#)

12/1B Bournville Crescent, Claremont

This stylish waterfront property is in a popular homes development on Cadbury Estate. The open plan kitchen and living area has been well appointed to take in the views, with a small entertaining area off the living room where you can sit and soak up the views out over the Derwent River to Old Beach and beyond. Heat Pump in the Living.

\$525/wk[See more details](#)

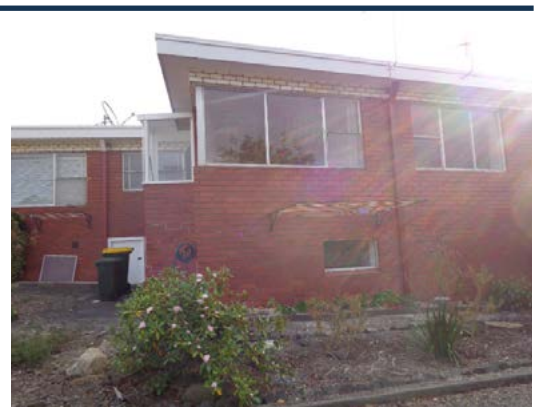
7/32 Cato Avenue, West Hobart

This neat and tidy 2-storey brick villa-unit is tucked away amongst the gum trees in a bush location. Features include a fully fenced courtyard out the back to enjoy the serenity, built-ins in both bedrooms, electric heating, sun filled open plan kitchen/living, modern bathroom and separate laundry.

\$370/wk[See more details](#)

2/10 Abermere Avenue, Mount Stuart

This two bedroom unit is in popular Mt Stuart situated in a quiet block. The main living area has a great water view and soaks up the sun through the large windows. The kitchen is open plan onto the living area. there are two good size bedrooms both with built-ins and double in size.

\$390/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

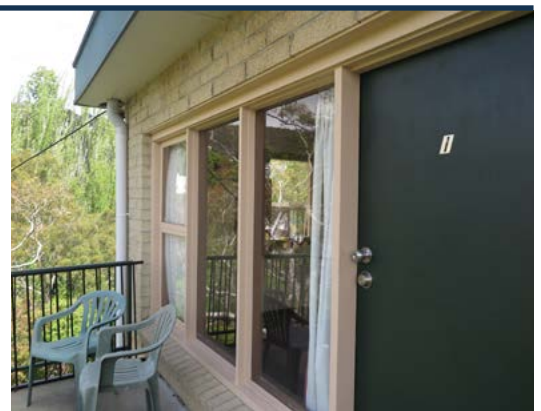


[See more details](#)

1/1 McAulay Road, Sandy Bay

Quietly secluded away amongst green, leafy surrounds is this very neat and tidy one bedroom unit, with river views. Kitchen is open plan with a large fridge recess, cupboards and good bench space. There is also a handy breakfast bar for casual meals.

\$325/wk



[See more details](#)

2/187-189 Bathurst Street, Hobart

This property is only one of two, it comes with everything you will need, just bring your suitcase! Set over two levels, the downstairs comprises of a well equipped living room with electric heating and an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher.

\$550/wk



[See more details](#)

5/54 Mawhera Avenue, Sandy Bay

In a quiet cul-de-sac is this first floor unit in nicely maintained block. Both bedrooms are a good size and the combined lounge and dining has plenty of space to make yourself right at home. The private balcony receives the afternoon sun and has a lovely mountain view.

\$350/wk



[See more details](#)

Homes Wanted



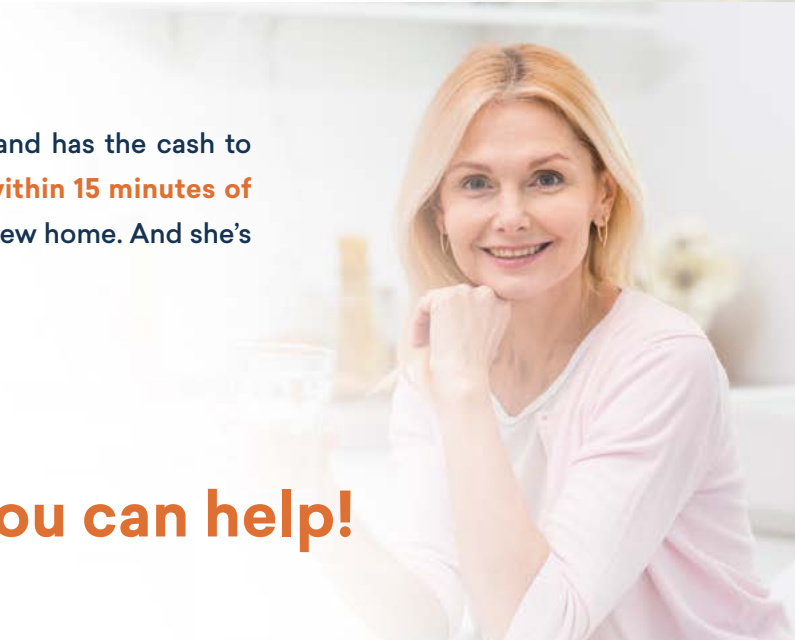
Cash ready couple looking for **3 bedroom house** with decent yard space and a large shed, or space to place a large shed. **Must have NBN or reliable connection for home internet** as this savvy couple work a lot from home. Willing to spend up to **\$700,000** North of the city.

[CONTACT DECLAN](#)



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](#)

Please call us if you can help!

How do you know when you should sell your property?

Although you may not be in the market to sell right now, it pays to educate yourself early on how to obtain the best price for your property and the best time to sell.

This article will give you advice and tips on how to make the sometimes challenging decision to sell your property.

1. IT'S TIME FOR A CHANGE

Change can generate mixed feelings. Depending on the type of change, you may be excited and ready for a new experience, or it may make you feel unsure about the future.

Being prepared for change plays a big part in the decision to sell your property.

Changes may include:

- Your family is growing and you need a bigger property
- Your children have left the nest and your property is now too big and difficult to maintain
- Your street or suburb is changing due to development
- You've moved jobs and transport is a challenge
- You want a lifestyle change

Whatever the change, it is important to consider the influence these changes will have on your decision to sell and the potential impact on the sale price.

2. MARKET CONDITIONS MAY BE JUST RIGHT

When considering selling your property, local knowledge and market conditions are extremely

important in ensuring a successful sale and ensuring you get the right price.

A strong market is the perfect time to downsize to a smaller, more affordable property. You can get the benefit of a higher price for your existing property and be in a stronger position to make an offer on the property you want.

A strong market can also mean there are less properties available, so your property is likely to sell faster. Faster transactions means less time is spent on the property merry-go-round and more time on the things that matter to you.

If you are wanting to upsize to a larger property, a slower market may be ideal as the price difference between your current property and future property may be minimised.

3. FINANCIAL FACTORS

While you may not be ready for a change, or the market conditions may not be ideal, the third factor to consider when thinking about selling is your financial position.

The value of your property may have increased (due to renovations, community growth, local development or market conditions) and selling may be a great option to capitalise on your investment and consider alternatives.

Even if you are not ready to sell your property, it is important to have a trusted and professional agent on your side, as you never know when you may decide to sell.



For Rent

33 Raleigh Court, Howrah

Set back from the road, at the end of the cul-de-sac, in a quiet, bush type setting you will find this sizable five bedroom family home, ready for a new family to move in and call home. On the upper level you will find the spacious open plan lounge/dining area with beautifully polished floorboards and sliding door.

\$580/wk



5



2



6



[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. Features include newly renovated bathroom, Updated kitchen with plenty of cupboard and bench space, and undercover parking for 1 car.

\$430/wk



2



1



1



[See more details](#)

2/2a Sayer Crescent, Sandy Bay

Situated within a short stroll from the Casino and UTAS is this delightfully comfortable, well presented one bedroom apartment. Offers a sizable lounge area which is open plan to the practical kitchen that has a convenient breakfast bar and pantry, with fridge included.

\$350/wk



1



1



1



[See more details](#)

103 Warwick Street, Hobart

This highly appealing Victorian city cottage has a modern touch whilst maintaining its original charm. The house has two double bedrooms with wardrobes included. The living room is a comfortable size and contains a reverse cycle air conditioner, along with many of its original period features.

\$450/wk



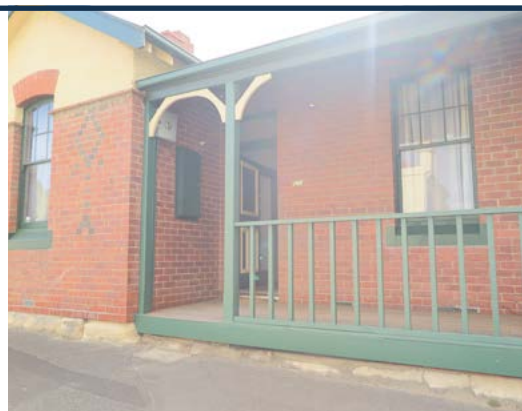
2



1



1



[See more details](#)

For Lease



1/4 Yamada Place, Mornington

Edwards Windsor are pleased to offer for lease this modern industrial strata unit, in the established and popular industrial location of Mornington. The property consists of an office/showroom and warehouse/factory, having a combined floor area of approximately 303 sqm. Zoned 'Light Industrial'.

\$45,000p.a +GST
+outgoings

m² 303 **ZONE Light Industrial**



[See more details](#)



41 Barrack Steet, Hobart

Edwards Windsor are pleased to offer for lease a high profile, CBD property on a prime corner location – currently operating as a backpacker/budget accommodation. Situated on two levels are 19 immaculately presented rooms, 8 with en suites, 9 twin shares including two dorm styled options.

\$110,000p.a +GST
+outgoings

m² 582 **ZONE Residential**



[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.

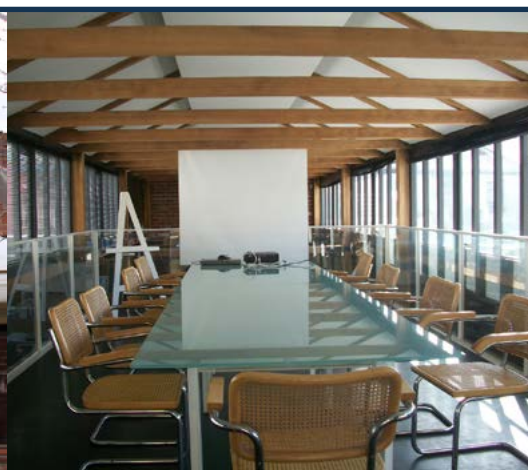
\$45,000p.a +outgoings

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.



\$1,395,000^{+GST} **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.



\$549,950 **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](#)



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 land is approximately 9548 sqm and is zoned 'light industrial'.



\$895,000 ^{+GST}

m² 9,548

ZONE Light industrial

[See more details](#)