

HOBART TASMANIA

Property Magazine

20 November 2020

FREE

PROPERTY
OF THE WEEK

4 Mardon Lane Coningham PAGE 2



Edwards Windsor

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

Property of the Week



\$850,000

4 Mardon Lane Coningham

Waterside living at its best

On the edge of the friendly beachside community of Coningham along a private no through lane, is this comfortable family home in a sheltered position with stunning views over the water, with Mount Wellington as a backdrop. The house faces north capturing the sun all year round and offers modern living in a highly sought after location.

- The open plan kitchen/dining/living room is spacious and opens to a huge sundeck that runs the length of the house and overlooks the water.
- There are four double bedrooms with built in robes. A second living space would make an excellent fifth bedroom with the added benefit of a fabulous water view.

[See more details](#)



4



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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



39 Newdegate Street, West Hobart

Lots of character and brilliantly located minutes from North Hobart strip, Schools and the CBD, is this C1915 single fronted, brick cottage. It offers a flexible floor plan of 3 bedrooms and 2 bathrooms, a sunny sitting/dining area off kitchen, and a Beautiful private sunny yard with established garden & workshop storage areas.



\$650,000 3 2 0

[See more details](#)



35 Chestnut Avenue, Lutana

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. It offers 3 double sized bedrooms, ample off street parking, including a lock up garage and an updated kitchen and bathroom.



\$469,000 3 1 3

[See more details](#)

For Rent

3/7 Edward Street, Glebe

This two bedroom two storey unit has just been totally renovated, within walking distance to the city, local shops, Hospital precinct, UTAS and Queens Domain. Downstairs comprises of an open plan living/dining area with an updated kitchen featuring black appliances, a Samsung fridge/freezer,

\$580/wk



[See more details](#)

17 Perch Street, Kingston

This beautiful 4 bedroom home is less than 12 months old, located in the popular Whitewater Park Estate and close to all the conveniences that Kingston has to offer. With a neutral colour scheme throughout, this property has been well designed to cater for the modern family.

\$580/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](#)

230B Bathurst Street, West Hobart

This little gem is the perfect one bedroom Unit for a busy person. This unit is located at the back of a cottage which is on Bathurst street. The kitchen and dining area has a lovely view of Hobart and beyond. The lounge is a comfortable size and leads to the bedroom.

\$320/wk



[See more details](#)

For Rent

3/114 Molle Street, West Hobart

This light and bright apartment can be found in the upstairs of a beautiful Federation style home in the popular suburb of West Hobart. The property consists of an eat-in kitchen, with table and chairs and plenty of storage. The lounge is heated by a heat pump. The double bedroom has a free standing wardrobe and large chest of drawers.

\$355/wk



[See more details](#)

1/7 Montgomery Court, Sandy Bay

This well presented unit is in a perfect location, close to both the city, University, shops and bus route. The two bedrooms both have built-in robes, and the dining room could easily be used as a third bedroom or study if required. The modern kitchen has plenty of cupboard and bench space.

\$520/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

Madeline and Daniel are looking to buy their first family home! They are looking for ideally a **3 bedroom property with a little bit of land, or close to a beach/bushland and parks between Blackmans Bay and Woodbridge**. They would also consider a property in **Sandfly, Longley or Leslie Vale areas**. **North facing would be preferred, looking to spend up to \$630k.**

[CONTACT DECLAN](#)

Enthusiastic young couple are looking for their next long term home north of the city. Ideally in **Lenah valley, New Town or West Moonah** but will consider anything out towards **Austins Ferry**. Must have good sized land, **650+ square metres, with the house being 2+ bedrooms**. Sunny location with the yard north facing, this young couple are quite handy and so don't mind a house that needs a little work! Looking to spend between **\$500-\$600k** for the right property.

[CONTACT DECLAN](#)

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!

Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.



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



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[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



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[See more details](#)

522 Huon Road, South Hobart

Beautifully situated amidst a leafy green setting, this very appealing home is definitely one for the growing family to consider. If space is a major requirement then this property will accommodate. Has the additional benefit of a teenage retreat, studio or rumpus room situated adjacent to the main house.

\$500/wk



3



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3



[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



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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.

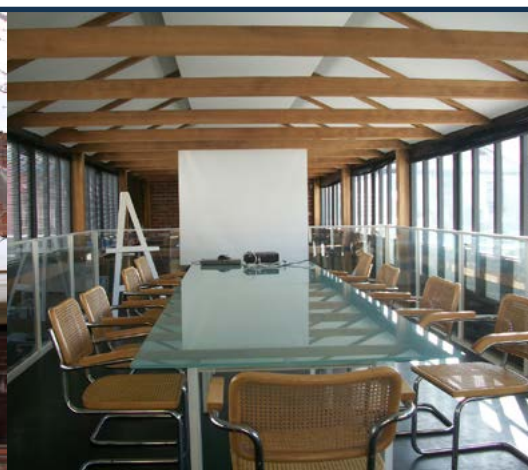
\$45,000p.a +outgoings

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](#)