

HOBART TASMANIA

# Property Magazine

27 November 2020

FREE

PROPERTY  
OF THE WEEK

## 7 Mortimer Avenue Mount Stuart PAGE 2



Edwards Windsor

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



# Property of the Week



**\$995,000**

## 7 Mortimer Avenue Mount Stuart

### Brilliantly located and beautifully presented

Superb family friendly home in a prestigious street, just minutes from the Hobart CBD, Friends School and North Hobart.

A great opportunity to just move in and enjoy a fully renovated home offering:

- Sun, convenience, privacy and low maintenance living.
- Four bedrooms. The main bedroom with an ensuite and sunroom/study area off.
- Large, bright, north facing, open plan living space with access to side deck and rear entertaining area.
- Modern kitchen, ideal for the family, with granite benchtops, breakfast bar, electric oven, gas cooktop and double sink.

[See more details](#)



4



2



4



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](#)

## 2 Baden Street, Sandy Bay

The property comprises of a spacious eat in kitchen with plenty of cupboard and bench space (and ample room for the family dining table) and sliding door access to the flat, rear yard. From the kitchen area this then leads through to the separate cosy, lounge room with heat pump and then on to the three bedrooms, two with built in wardrobes.

**\$550/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 and beyond.

**\$525/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.

**\$300/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](#)

## 106 Campbell Street, Hobart

This character city townhouse, has gone through a recent contemporary transformation and is well situated to just about everything Hobart has to offer. It has three bedrooms with new block out blinds and noise reduction windows. Modern, highly functional kitchen with plenty of cupboards and bench space, inclusive of dishwasher.

**\$520/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](#)



John & Jemma are looking for a family home **from West Hobart to Mount Stuart**, would consider **South Hobart and Sandy Bay** for the right property. Up to **\$850k**.

[CONTACT JASON](#)



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!**



# Article

## 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**

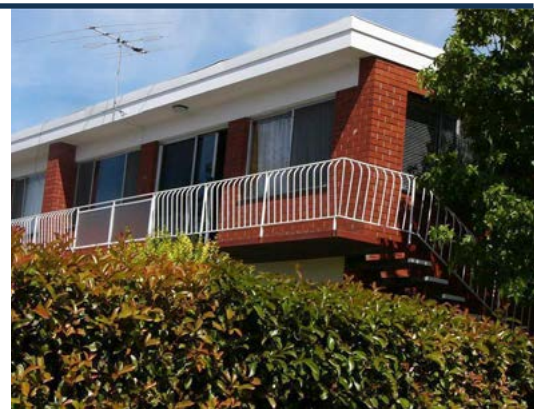


[See more details](#)

## 16/19a Queen Street, Sandy Bay

This light and bright Sandy Bay property is partly furnished. With two good size bedrooms containing a single and a double bed, a combined bathroom and laundry, this unit is in a great location, close to shops, University and walking distance to the city.

**\$440/wk**



[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**

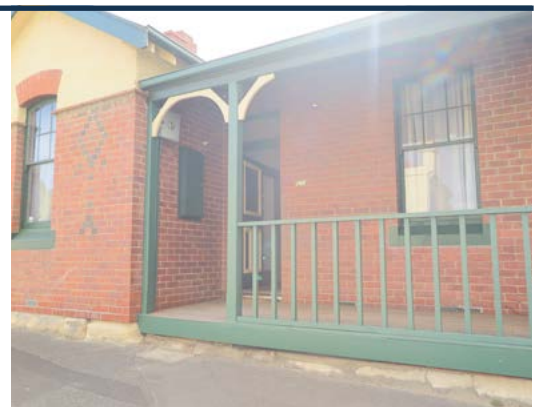


[See more details](#)

## 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**



[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

**m<sup>2</sup> 303** **ZONE Light Industrial**



[See more details](#)



## 1 Electra Place, Mornington

Available now is this high profile property. Located in a "Light industrial" zone, this property is presently a display yard and office, but would suit multiple uses (STCA). With approximately 1100sqm of hardstand or display space along with some office and workshop.

**By Negotiation**

**m<sup>2</sup> 1100** **ZONE Light 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.

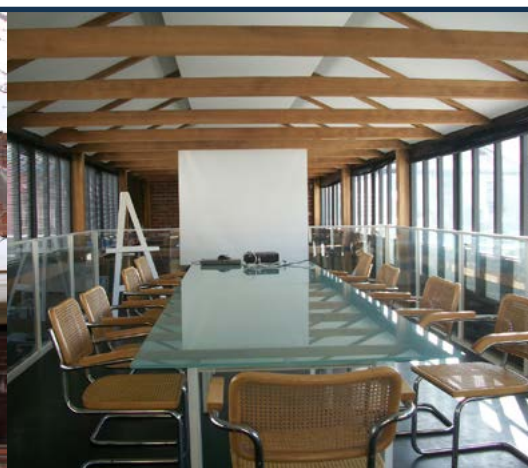
**\$45,000p.a** +outgoings

**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

**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** <sup>+GST</sup>

**m<sup>2</sup> 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**

**m<sup>2</sup> 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** <sup>+GST</sup>

**m<sup>2</sup> 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** <sup>+GST</sup>

**m<sup>2</sup> 9,548**

**ZONE Light industrial**

[See more details](#)