

HOBART TASMANIA

# Property Magazine

6 November 2020

FREE

PROPERTY  
OF THE WEEK

276 Argyle Street  
North Hobart PAGE 2



Edwards Windsor

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

# Property of the Week



**\$575,000**

## 276 Argyle Street North Hobart

### Iconic retail site, with long term tenant

Edwards Windsor are pleased to offer for sale, this highly recognised, retail premises, with long term tenant, as a fantastic investment opportunity.

The property is located in a premium position, on a busy intersection in North Hobart, on the corner of Burnett and Argyle Streets, with high exposure to a large volume of passing traffic.

Situated on the 161sqm site is a strata titled building currently leased to long term tenant Globes Lighting, on a 6 year term with 3% fixed annual increases.

Had enough of the stock market? Then this will appeal to investors and self-managed super funds.

[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.

The above information is provided as a guide only, and any interested party should undertake their own inquiries as to the accuracy of the information.

# 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](#)



## 4/1-3 Date Court, Sandy Bay

This large townhouse in an elevated position overlooking Hobart has so much to offer – stunning river views, four bedrooms, two bathrooms, two living areas and a double garage. There's also level access into the main part of the house (upstairs) from the carport at the back door. So if you have mobility issues, then this will be an absolute godsend.



**\$975,000** 4 2 4

[See more details](#)

# For Rent

## 8 Browne Street, West Hobart

Lovely two bedroom cottage located within easy walking distance to the city. The cottage comprises of two bedrooms, separate lounge with electric heating and eat-in kitchen. The bathroom features a vanity and updated shower and there is a separate laundry.

**\$395/wk**[See more details](#)

## 23 McKellar Street, South Hobart

Close to city, school and Restaurants of South Hobart this three bedroom home is situated in a quiet location. There are three good size bedrooms, one with sliding doors to the backyard which could be turned into another living. Kitchen and living are conjoined with a separate laundry.

**\$385/wk**[See more details](#)

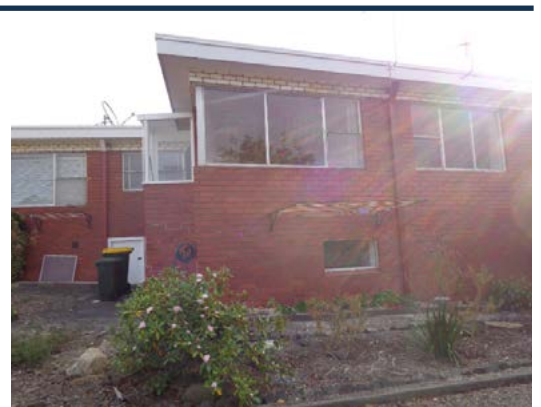
## 2/3 Mariner Circle, Huntingfield

This delightful fully fenced villa unit is superbly situated in a quiet, yet handy location and only five minutes from Kingston shops and services. Comprising of three bedrooms with two having built in wardrobes and all are fully carpeted. Ideally the third bedroom would make an excellent study or home office.

**\$425/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

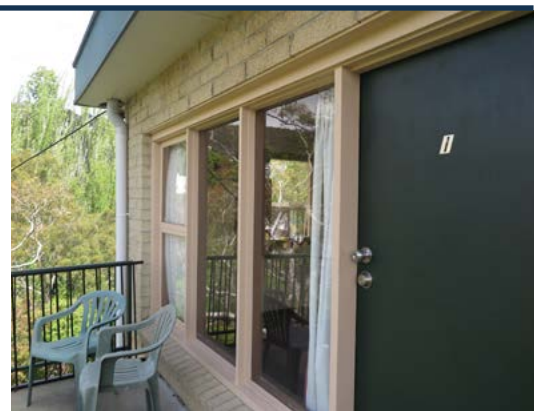
## 7/1 Creswells Row, Hobart

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.

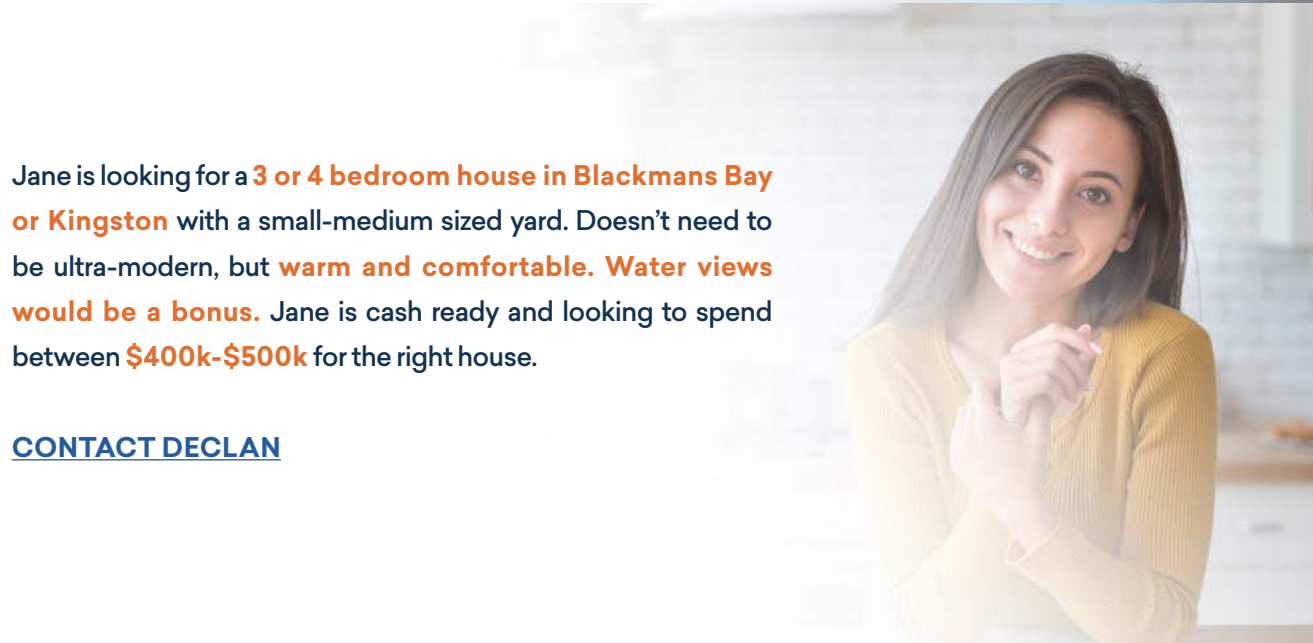
**\$350/wk**[See more details](#)

# Homes Wanted



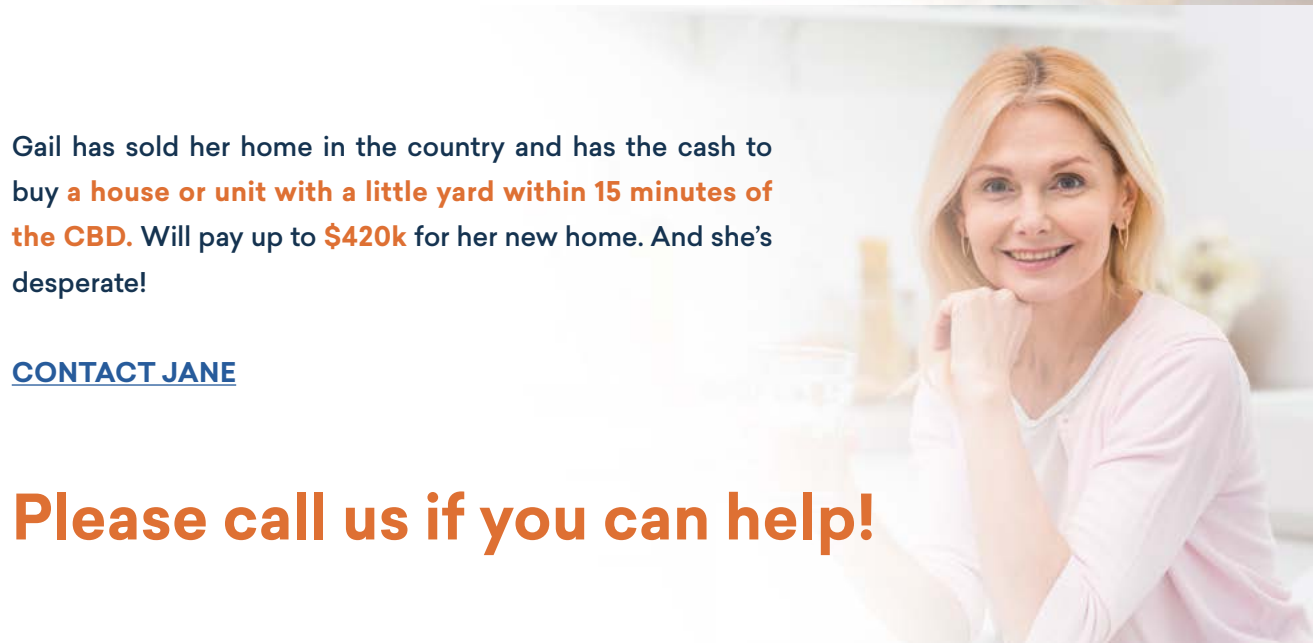
Craig is looking for a great investment property. A brick **2-3 bedroom property that must be on the flat, and have a low maintenance garden or yard space**. Located between West Moonah and New Town. Craig is a cash ready buyer looking to spend up to **\$400k** for the right property.

[CONTACT DECLAN](#)



Jane is looking for a **3 or 4 bedroom house in Blackmans Bay or Kingston** with a small-medium sized yard. Doesn't need to be ultra-modern, but **warm and comfortable**. **Water views would be a bonus**. Jane is cash ready and looking to spend between **\$400k-\$500k** for the right house.

[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!**

# Important questions you must ask (before you sell!)

1. What price will I get?
2. When will I get it?
3. What are the TOTAL costs of selling my property? Advertising PLUS commission
4. If I don't sell, do I have to pay any money? If so, why?
5. If I sell for a lower price, can I pay a lower commission? If not, why not?
6. If I choose an agent and am not happy with the service, can I sack the agent?
7. Is there anything else I can do to help my property sell for a higher price?

For the answer to these questions and anything else you need to know, please call us on 6234 5500.



# 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](#)

## 1/347 Sandy Bay Road, Sandy Bay

This idyllically situated ground level apartment is a meagre stroll to the University and Wrest Point. Comprising of three bedrooms with the master having an ensuite bathroom, built in wardrobes and dressing alcove. It has the additional benefit of large French doors leading to a private courtyard.

**\$575/wk**



3



2



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

**m<sup>2</sup> 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

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

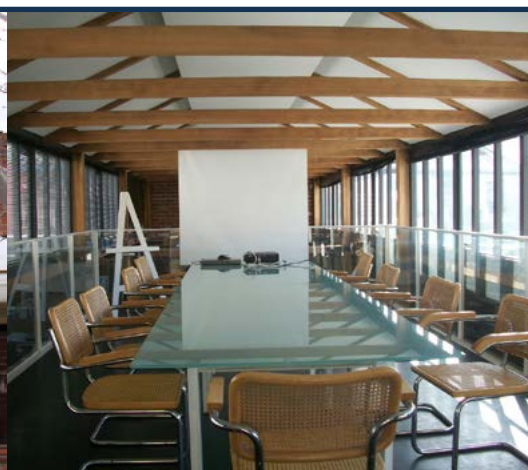
**\$45,000p.a** +outgoings

**m<sup>2</sup> 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

**m<sup>2</sup> 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](#)