

HOBERT TASMANIA

Property Magazine

11 December 2020

FREE

PROPERTY
OF THE WEEK

13 Carnation Terrace

Kingston PAGE 2



Edwards Windsor

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

Property of the Week



\$870,000

13 Carnation Terrace Kingston

What a home!

This is a truly impressive home that's north facing, enjoying not only the sun all year round but a fabulous view of Mount Wellington. It's located in a quiet cul de sac on a large block with access to the Boronia Hill Reserve from the backyard.

There are four bedrooms, three bathrooms and three living spaces in the 300m² of floor space available. Then there's an additional double garage and workshop! It's also very close to several schools and Kingston shopping.

[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



23 Franklin Street, Richmond

Enjoy the charming village life of historic Richmond that's but a few minutes' walk away from this well-maintained home in a quiet location. Situated on a large flat block, there may be scope for further development, subject to Council approval. Richmond is just a 20-25 minute drive to Hobart and if you have young children, there are two primary schools nearby.



\$560,000



[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.

\$439,000



[See more details](#)

For Rent

5 Cameron Street, South Hobart

Superbly positioned in the heart of South Hobart this two bedroom home will be popular. There are two generous sized upstairs bedrooms, both affording a nice outlook with the main bedroom containing a handy study. Outside is a delightful sheltered courtyard with bbq and storage shed.

\$450/wk



[See more details](#)

277 Churchill Avenue, Sandy Bay

This three bedroom home is situated in a convenient location and only a short commute to the CBD. Also close to the Sandy Bay shopping precinct and Hill Street Grocer. The three bedrooms have built ins and the master bedroom has an ensuite.

\$600/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.

\$500/wk



[See more details](#)

1/17a Washington Street, South Hobart

Perfectly situated in the heart of ever popular South Hobart this private well designed villa features updated carpets throughout. Offering three double bedrooms all complete with built in wardrobes with the main bedroom on the ground level. There are two bathrooms, conveniently with one on each level.

\$595/wk



[See more details](#)

For Rent

44 Glebe Hill Road, Howrah

This delightful 3 bedroom home is situated in Glebe Hill Estate. Sunny and spacious, it features an open plan kitchen (with dishwasher), dining and lounge area with heat pump. All 3 bedrooms are spacious and have built-in-robos, with the master bedroom boasting a walk-in-robe and ensuite.

\$460/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.

\$500/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

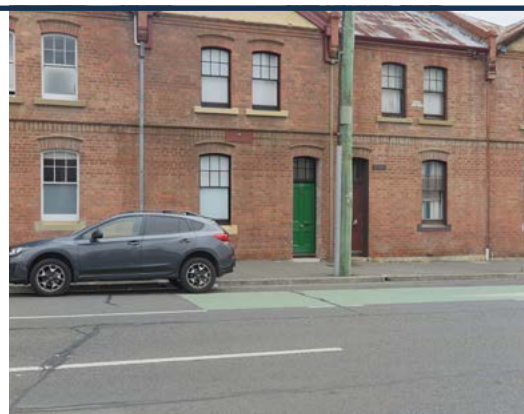


[See more details](#)


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.

\$500/wk

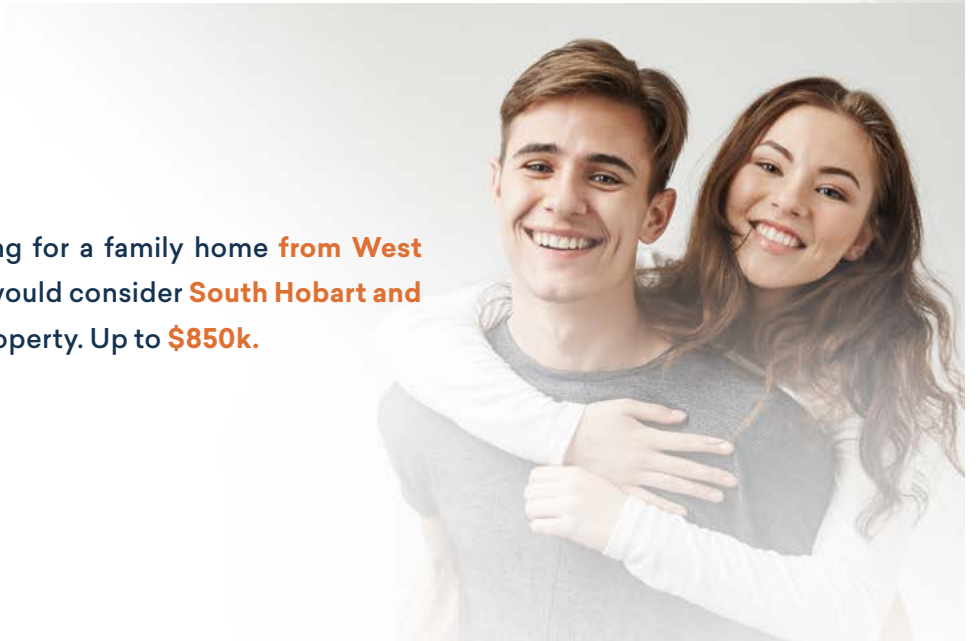


[See more details](#)



Sharyn is looking for a new place to call home. She is looking for a property that will offer her peace and tranquility, that's not imposing or imposed on by neighbours. **A minimum of 2 bedrooms and a bathroom with a bath, or space enough to put one in are a must.** Sharyn has recently sold her home and so is cash ready to buy, **she is open to a wide variety of suburbs and would consider as far north as Bagdad.** Looking to spend up to **\$400k.**

[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!

5 Questions to answer before buying or selling

By Peter O'Malley

Is it better to buy or sell first?

Some sales campaigns can take longer than expected and can also produce a lower price than hoped for. If you buy before selling in the expectation that you will sell for top dollar in a short time frame, your plans could come unstuck. It is safer to sell first, get a delayed settlement and use the settlement period to purchase a home. You are better off buying under pressure than selling under pressure.

What if the market falls?

Buying real estate is a long term play – or should be. During your ownership of a property, the market will move up and down at different times. No asset class enjoys consistent rises. Market corrections are a normal phase of the cycle. The key is to buy the right property at the right price. The right price is both fair market price and a price that you can comfortably afford mortgage repayments, even if interest rates rise.

How do we determine fair value in the current market?

Attend open inspections and auctions. Watch the market and disregard the commentary. The real estate agents view on the market is often overly positive, the economists view is unduly negative and the auction clearance is simply a fudged number, given the number of unreported auction campaigns that failed.

Different segments of the market are stronger than others at present. By being vigilant, you will quickly grasp what the market is doing in your category. It's not rocket science once you know where to look.

What if interest rates do rise?

Interest rates probably won't rise anytime soon. But what if they did? The retail banks will often ask this question on the borrower's behalf when processing their loan. It is one of the ways they stress test your ability to continue meeting the repayments. Given the record amount of household debt, how would rate rises impact the market at large and your own finances on a smaller scale?

Is it better to wait before...?

Wait on what basis – you hope to buy for a lower price next year? Or you think the market will rise again in 2022 allowing you to sell for an even higher price? The reality is, no one knows. The market today is the market. Tomorrow's market is anyone's guess. There is a reason to act today and there is a reason to wait. Only hindsight will be able to identify the right answer, if there is one.

Speculators tend to win big in rising markets and get cleaned out in falling markets. Lesson being – don't speculate on making easy short term gains with real estate.



For Rent

28/10 Waterworks Road, Dynnryne

Located in the Tasman Heights complex, close to shops, UTas, Sandy Bay and the city, this very well presented townhouse offers everything you could want and more. Having just been repainted and having had new carpet installed, this spacious, low maintenance townhouse is set out over two levels.

\$570/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

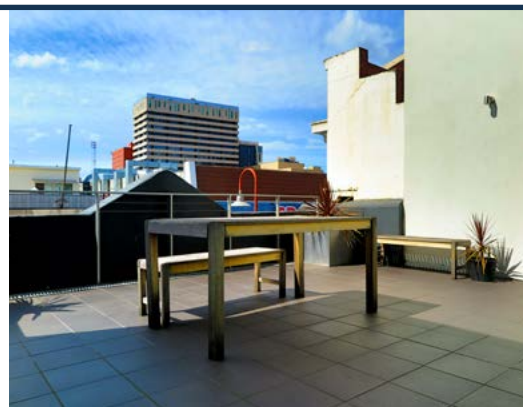


[See more details](#)

6/179 Liverpool Street, Hobart

This studio apartment is located on the top floor of a quiet inner city complex. It is semi furnished, with the essentials that you would need to comfortably make this your base in Hobart. There is a double bed, couch, bar fridge and assorted kitchen utensils. Up a small set of stairs you will find a combined bathroom and laundry area.

\$370/wk

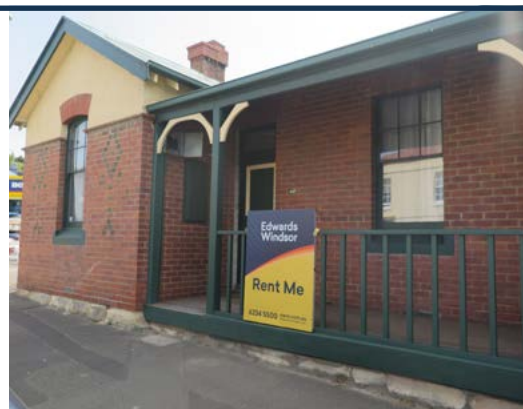


[See more details](#)

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



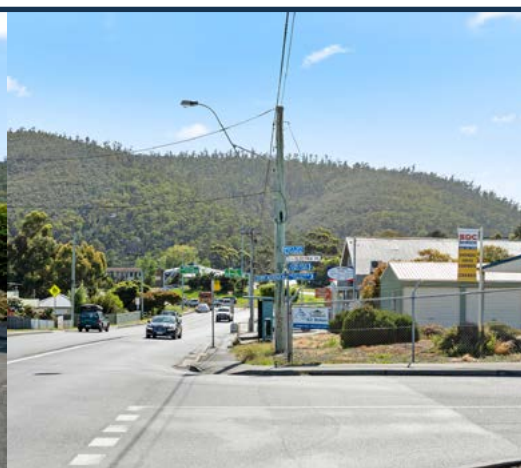
303

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



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.

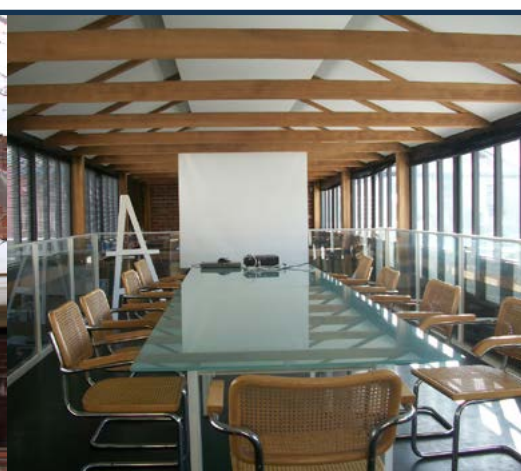
\$52,500p.a +GST



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 off 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](#)