

HOBERT TASMANIA

# Property Magazine

18 December 2020

FREE

PROPERTY  
OF THE WEEK

## 204 Blessington Street South Arm PAGE 2



MERRY CHRISTMAS  
AND HAPPY NEW YEAR

Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



## 204 Blessington Street South Arm

### Your own piece of Paradise

This immaculate, 2-storey solid coastal home is positioned across the road from a pristine swimming beach in a the peaceful cul-de-sac end of Blessington Street. Just 35 minutes from Hobart, it sits amidst the beautiful natural coastal environment of South Arm Peninsula, with native wildlife, coastal walks and mesmerizing sea views across to North Bruny and Tinderbox. AND you'll be the first community to see the Sydney to Hobart yachts making their way to Hobart.

[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



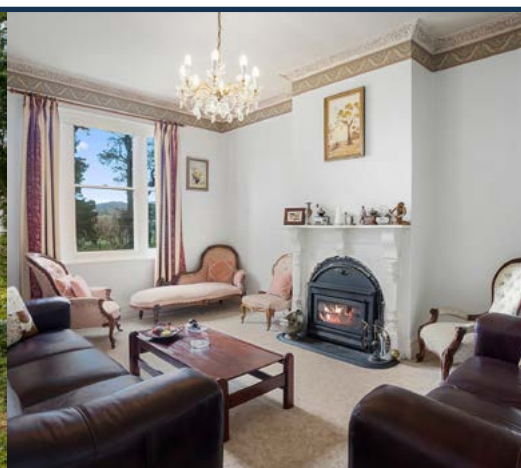
## 13 Carnation Terrace, Kingston

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 300m<sup>2</sup> of floor space available.

**\$870,000**



[See more details](#)



## 1802 Midland Highway, Bagdad

Offered for sale is this beautiful federation style home in the midst of Bagdad. This property is oozing with character and charm and will suit many buyers, young or old. On just shy of an acre of land this property has plenty to love. A very private home approximately 25 minutes from Glenorchy or 35 minutes from Hobart.

**\$620,000**



[See more details](#)



# For Rent

## 3/5-7 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.

**\$580/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](#)

## 41 King Street, Sandy Bay

Situated right in the heart of Sandy Bay, this 3-4 bedroom home is ready for the right tenants. Restaurants, Gyms, Chemists, Supermarkets and boutique shops are all within metres of your front door. The large eat in kitchen with plenty of cupboards and display cabinets looks out onto the large flat backyard.

**\$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](#)

## 2/37 Regent Street, Sandy Bay

This 2 bedroom townhouse features a recently updated kitchen and generous living and dining space. A separate laundry and downstairs toilet are also included on the ground floor, with the bedrooms (one with a small balcony) and recently updated bathroom upstairs.

**\$440/wk**



[See more details](#)

## 2/9 Emerald Drive, Rokeby

Built in 2018, this modern and contemporary villa unit is one of two. It has a spacious and open plan kitchen, dining and living area which extends to an outdoor deck perfect for alfresco meals. This area of the home has a northerly aspect allowing for nice natural sunlight day round.

**\$465/wk**



[See more details](#)


## 29/64 St Georges Terrace, Battery Point

This is a two bedroom apartment with and a good size lounge/ dining area. It has built-ins in both bedrooms, as well as a combined bathroom and laundry. You have the benefit of a private balcony, perfect for a BBQ and a few potted plants. Off Street Parking included. Sorry no pets.

**\$350/wk**

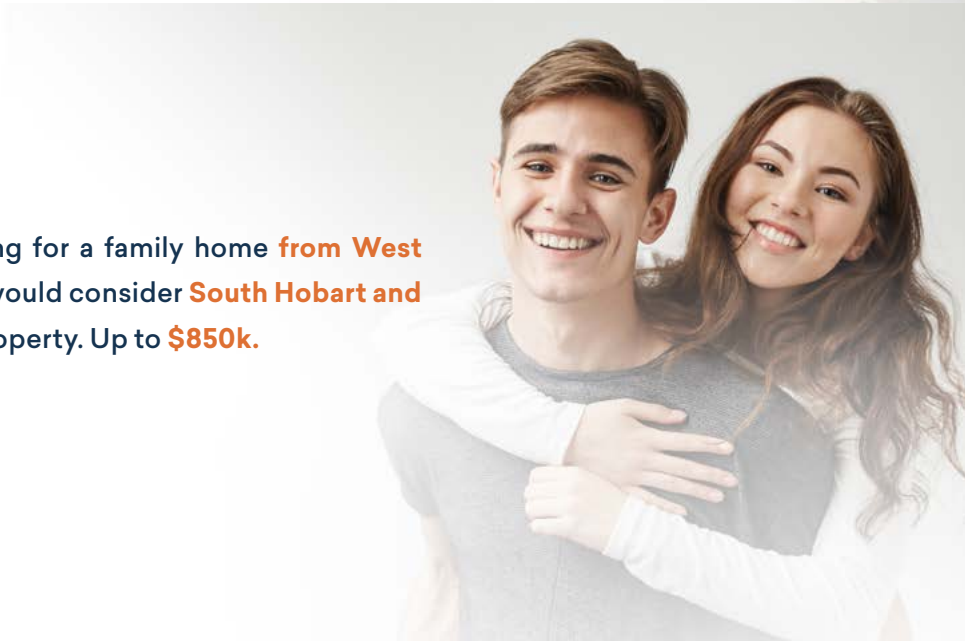


[See more details](#)



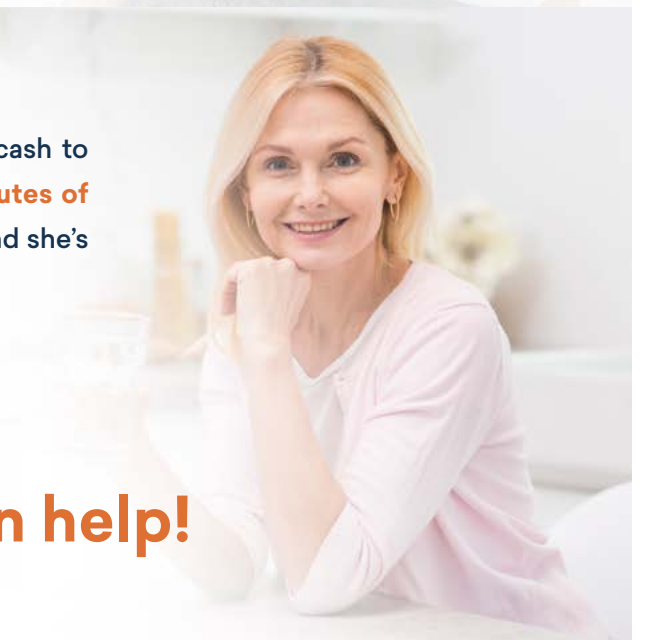
Sharyn is looking for a new place to call home. She is looking for a property that will offer her peace and tranquility, that's not imposing or imposed on by neighbours. **A minimum of 2 bedrooms and a bathroom with a bath, or space enough to put one in are a must.** Sharyn has recently sold her home 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!



## 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

## 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**

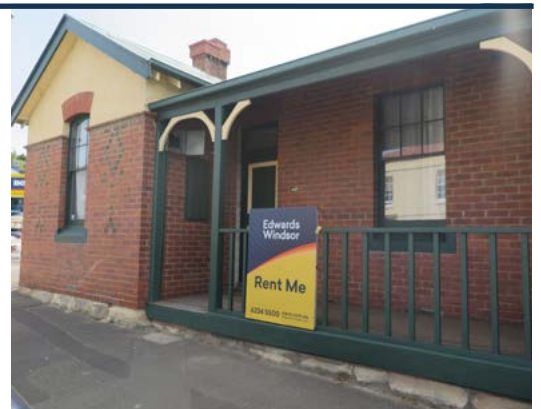


[See more details](#)

## 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



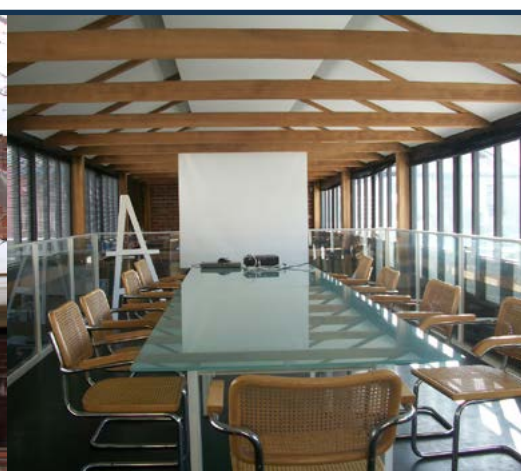
**294**

**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** <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](#)