

HOBART TASMANIA

Property Magazine

4 December 2020

FREE

PROPERTY
OF THE WEEK

204 Blessington Street

South Arm PAGE 2



Edwards Windsor

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

Property of the Week



\$670,000

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.

There are four bedrooms, two living spaces and two bathrooms, with new floor coverings, Tassie Oak trims and modern décor throughout with nautical touches.

[See more details](#)



4



2



2



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.

\$500/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 dinning 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.

\$345/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

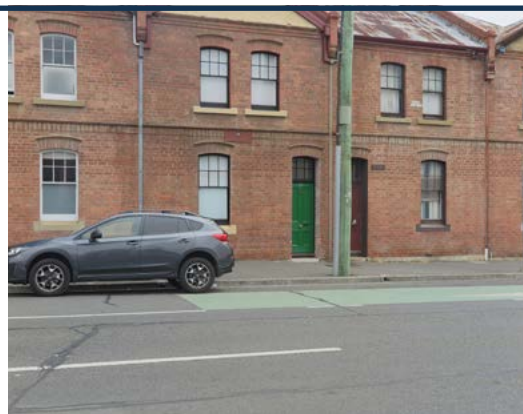


[See more details](#)

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](#)



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](#)



Rebecca and her family have just sold in the Netherlands and are very keen to buy a **four bedroom, two bathroom family home** with a bit of outdoor space in **Mount Nelson, Tolmans Hill or South Hobart**. Up to **\$1 million** but may stretch a bit further for the right property.

[CONTACT JANE](#)

Please call us if you can help!

Property and the dangers of a digital footprint

Before the Internet, properties were primarily marketed via newspaper advertisements, signs and in agents' windows. These mediums had a remarkable and often overlooked advantage over modern forms of advertising – they left no easily traceable marketing or sales history (a digital footprint).

There is an old saying 'nothing is as useless as yesterday's newspapers'. In the newspaper age, an owner could dip their toe in to test the waters. If they didn't like the result, they would take the property off the market or reduce the price. Without a digital footprint, there was very little longterm harm to the value of the property. The marketplace quickly forgot.

Conversely, the Internet remembers everything and forgets nothing.

Properties advertised in Australia appear largely on two major websites: realestate.com.au and domain.com.au. CoreLogic, the parent company of RP Data and the largest supplier of property information in Australia, receives routine advertising and known property information from both sites, resulting in an easily accessible pool of information.

Why should this be a concern for property owners? Before the Internet, the only indication a property had been on the market for an extended period was a faded card in a real estate window or a crooked, worn sign in the front yard. Once removed, these two signals faded quickly from the marketplace's

collective memory. An owner could have another attempt in twelve months and few would remember the previous attempt.

Now – the Internet creates a digital footprint, a record of a property's advertising and pricing history for all to see.

A digital footprint intensifies the danger posed by an extended marketing period.

Significant long-term damage occurs to the property's recorded history and eventual selling price if it is launched onto the main real estate portals at an inflated price and does not sell. As a rule, the price of a property drops if it is viewed more but not purchased.

One click on realestate.com.au will lead a user to the number of page visits, giving a buyer an early idea of a property's time on market and desirability.

Has it sold in the past and for how much? Did the property get passed in at auction? Why hasn't it sold? Is there a reason why so many people looked at this property and not bought it? Why has it been withdrawn from sale? The answers to these questions always increase a buyer's negotiating power.

A wealth of knowledge, provided at the click of a mouse, and in negotiation, knowledge is power.



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

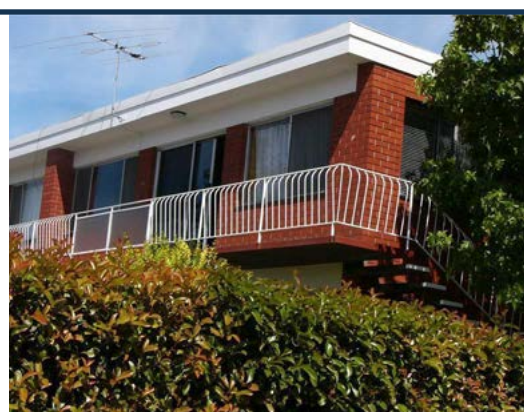


[See more details](#)

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

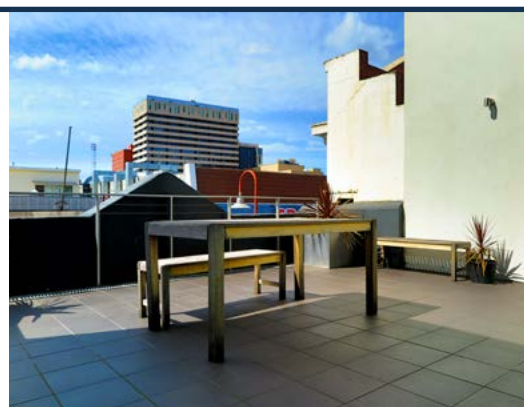


[See more details](#)

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

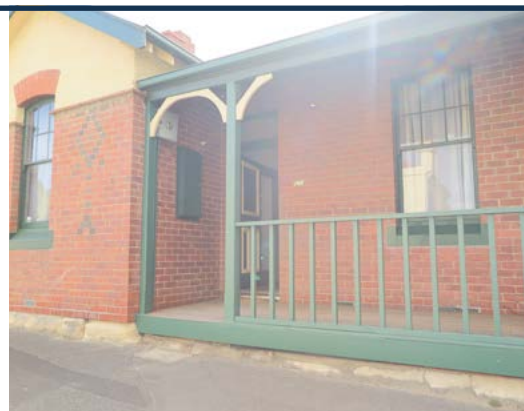


[See more details](#)

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



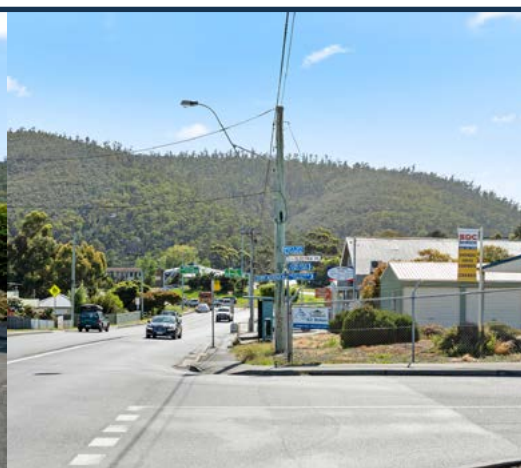
303

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



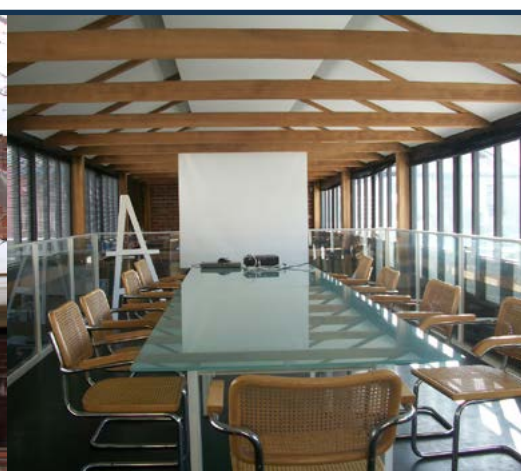
294

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](#)