

HOBERT TASMANIA

# Property Magazine

15 January 2021

FREE

PROPERTY  
OF THE WEEK

1802 Midlands Highway  
Bagdad PAGE 2



Edwards Windsor

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



# Property of the Week



## 1802 Midlands Highway Bagdad

### Heaven in the Heart of 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, it will suit those professional couples looking for a retreat away (but not too far) from the city, or those looking to move into something with loving character and land to make your own.

[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**



## 702 Sandy Bay Road, Sandy Bay

Brilliantly located, this substantial 1153 sqm block with title to High Water Mark, creates endless opportunities for the discerning buyer to create something special, from a substantial home to multiple dwellings (subject to Council approval).

Take advantage of waterfront access to the River Derwent, the close proximity to schools, shops, public transport and UTAS.



**\$1,399,000**



[See more details](#)

# For Rent

## 1/31 Jardinelle Road, Rokeby

This immaculate, new three bedroom house offers comfort and convenience.

It features a well appointed kitchen, north facing living room and a great family bathroom. There is a separate laundry and a garage with additional parking available. Close to transport and local amenities.

**\$480/wk**

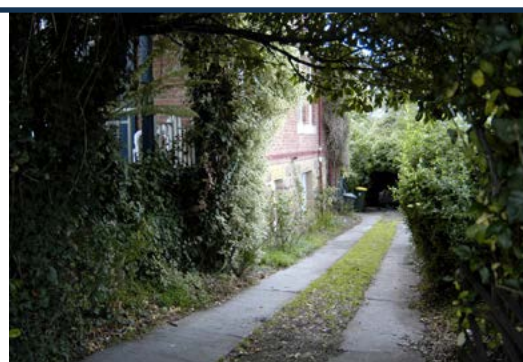


[See more details](#)

## 49a Arthur Street, West Hobart

This is a charming, one bedroom unit that looks out onto a large garden at rear of the main house. At the front of the property is the modern kitchen. It is well equipped and includes plenty of space for the cooks out there. Across from here is the bathroom, which includes a separate shower and vanity.

**\$320/wk**



[See more details](#)

## 4/1 Fisher Avenue, Sandy Bay

This quality unit is one not to miss. As you walk through you will find a good sized open plan living and dining area. There are glass sliding doors in this area that open up onto a balcony. The kitchen is directly off the living area, and has stainless steel benches, as well as plenty of cupboard space.

**\$450/wk**

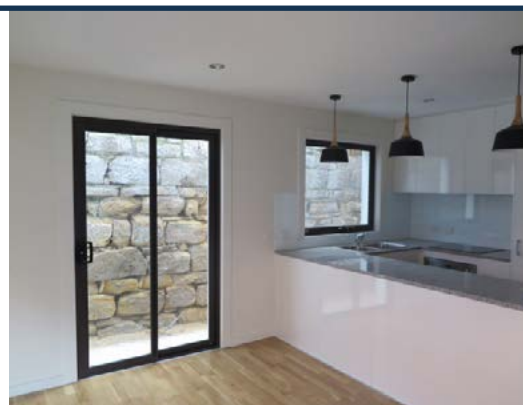


[See more details](#)

## 25/212 Collins Street, Hobart

Located on the ground floor of Hobart's most recently completed secure access executive apartment complex, the apartment comprises of stylish kitchen with under bench oven, hotplates, dishwasher and plenty of cupboard space (with soft close cupboards and drawers) leading through to the spacious open plan living area with a heat pump.

**\$545/wk**



[See more details](#)



# For Rent

## 14 Woodridge Place, Tolmans Hill

Located just a short drive from the Hobart CBD, with breathtaking views of Hobart, the Derwent River and the mountain, the property is surrounded by beautifully landscaped, fully fenced, low maintenance gardens which are home to the most amazing protea bushes.

**\$770/wk**



[See more details](#)

## 3 Auburn Road, Kingston Beach

This one bedroom unit is located on the top level and would share a driveway with the unit at the rear. The property features a generous kitchen and dining area, a functional bedroom, small storage room, and amazing water views that can be enjoyed from the separate living room and large balcony.

**\$320/wk**



[See more details](#)

## 34 Abate Place, Midway Point

This well presented home is positioned to take advantage of the sun all year round and offers three large double bedrooms with master bedroom containing ensuite and walk in robe. Built in wardrobes available in the other bedrooms. The house is fully fenced and has a handy lock up storage shed.

**\$450/wk**



[See more details](#)


## 83 Salamanca Place, Battery Point

If you are looking to immerse yourself in a little slice of Tasmanian history whilst enjoying all the modern amenities of a contemporary apartment, then you may just find it here. This superbly presented and refurbished top story apartment has the additional benefit of being used as a business/ residence or solely as a delightfully vibrant place to live.

**\$700/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](#)



## Want to sell your property in 2021? Don't know where to start? **Don't panic! We can help!**

Selling your property is a big decision. It can be challenging, stressful, and hard to navigate your way through.

The great news is that we can help you sell your property with confidence because we are your local real estate agency and we know a thing or two about selling property in Hobart.

Before the 'For Sale' sign goes up, we'll guide you on the keys to success, from preparing your home for sale to choosing strategies that get **The HIGHEST PRICE**.

Please call us today on **6234 5500** and find out how we can help you sell your property in 2021.

## How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

### The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

### The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

### What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

### Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.





# For Rent

## 68 Reynolds Road, Midway Point

Superbly presented modern four bedroom home with a north facing aspect that offers delightful water views.

Master bedroom has a large ensuite with a fabulous walk in shower bay along with vanity and toilet. There is a generous size walk in wardrobe.

**\$530/wk**



[See more details](#)

## 2/121 Lansdowne Crescent, West Hobart

This attractively renovated one bedroom, low maintenance unit is superbly situated on a city bus route with convenient nearby amenities. With regularly maintained gardens as a bonus the unit has a delightful view and a very sizable balcony.

**\$350/wk**



[See more details](#)

## 77 Derwent Park Road, Moonah

Great neat and tidy three bedroom family home with highly attractive façade, in a convenient central location, with lots to offer.

Featuring a large eat in kitchen, a cosy open plan lounge room and an undercover entertainment deck.

**\$450/wk**



[See more details](#)

## 69 Russell Road, Claremont

If you are looking for a sizable family home that offers a flexible floorplan and extra living space...you may find it here.

Also offers a terrific yard with raised planter beds and plenty of secure play area for the kids. Situated in a quiet area with Claremont shopping centre and all its amenities close by.

**\$465/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



## 2/37 Tasma Street, North Hobart

This is a rare opportunity to lease ground floor offices in the North Hobart area, with the added benefit of ample on-site parking. We understand that the ground floor portion of the tenancy has a gross area of approximately 250 sqm with a further 94 sqm on the first floor.

**\$60,000p.a** +outgoings  
+GST



**344**

**ZONE**

**Commercial**



[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.

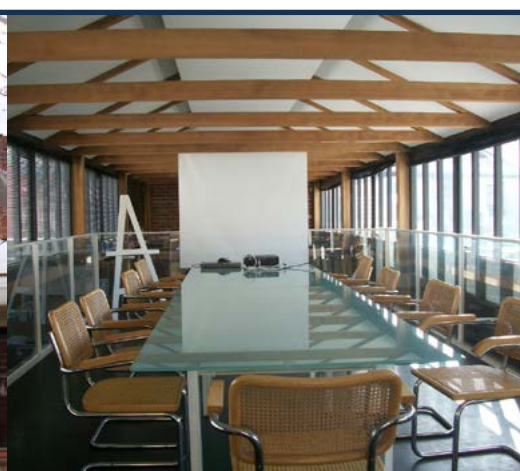
**\$52,500p.a** +GST



**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**



## 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**



# 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**



## 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](#)