

HOBERT TASMANIA

Property Magazine

22 January 2021

FREE

PROPERTY
OF THE WEEK

1/12 Aldinga Street
Blackmans Bay PAGE 2



Edwards Windsor

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

Property of the Week



1/12 Aldinga Street Blackmans Bay Sunny Villa Unit

This is a lovely, well-maintained villa unit that's very sunny with water views, close to public transport and with a fully fenced outdoor space that's a combination of lawn and paving.

In more detail:

- There are two double bedrooms with built in robes.
- The bathroom comprises a walk in shower and basin.
- The toilet is separate, as is the laundry.
- There is a ramp to the back door that's invaluable if mobility is an issue.

[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.

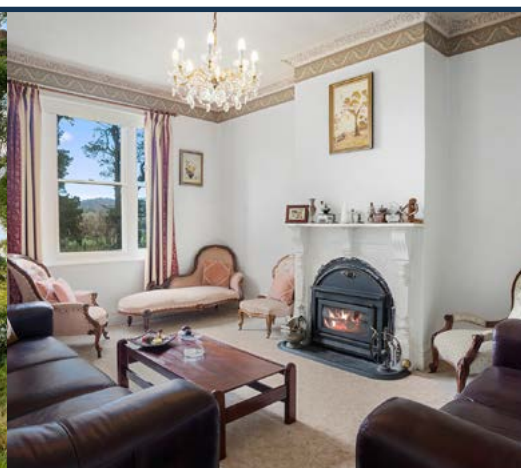
For Sale



10 Carcoola Street, Chigwell

This solid brick home would make an excellent first home or investment. It's very close to the local bus route; it's an 8 minute drive to Northgate Shopping Centre; and it's situated in a quiet location that boasts lovely views of the Derwent River. There are two bedrooms; a third bedroom was sacrificed in times gone by to effectively enlarge and modernise the bathroom.

\$350,000



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. It offers 3 Double sized bedrooms, one with a built in, a large kitchen with separate pantry and large bathroom with vanity and shower over bath.

\$620,000



[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

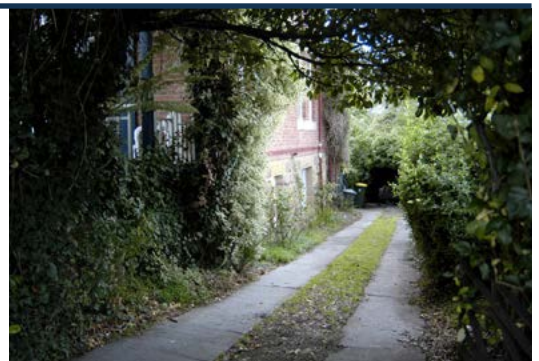


[See more details](#)

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

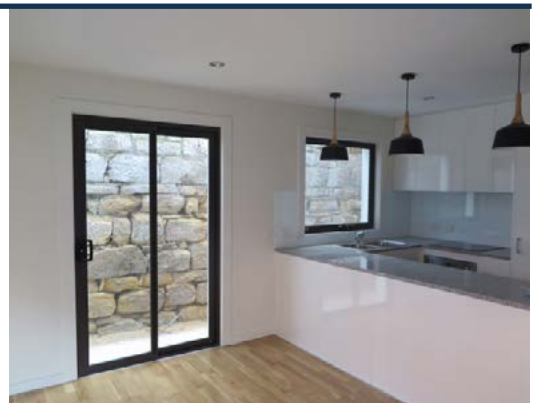


[See more details](#)

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.

\$530/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.

\$650/wk



[See more details](#)

David and Stephanie had so much fun doing up their last place, that they want to do it all over again. They are looking for a house in the Hobart municipality that needs work and are willing to pay **up to \$600,000**.

[CONTACT JANE](#)

Cash ready couple looking for **3 bedroom house** with decent yard space and a large shed, or space to place a large shed. **Must have NBN or reliable connection for home internet** as this savvy couple work a lot from home. Willing to spend up to **\$700,000** North of the city.

[CONTACT DECLAN](#)



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.

Choose an agent that has buyers waiting

The best agents keep detailed records of buyers

Most agents get dozens of enquiries from buyers each month. Some get hundreds. But most don't keep records of these people – names, enquiry details, email addresses and phone numbers.

Usually these agents do not feel the need because their home sellers pay for the advertising.

When agents keep records of genuine buyers, there is less need for advertising.

Insist on an agent who keeps detailed and accurate records of genuine buyers. One of these buyers may be perfect for your property.

List Exclusively

The more agents you employ the greater your chances of getting a lower price.

Do not place your property for sale with several agents. You may think this will increase your chance of finding a buyer, but it decreases your chance of getting the highest price.

All of those agents will be in a hurry to sell your property before someone else sells it. The sale will be most important. The price will be forgotten.

Buyers shop around. They will use the agent who can obtain your property for the lowest price.

Test this yourself. When you see one property with several agents, call them all and ask this question: "What is the lowest price I

can get for this?" you will be told different prices.

The saying goes that a chain is only as strong as its weakest link.

It is hard enough when buyers shop around for properties, but do you also want them shopping around for the weakest agent too?



For Rent

2/62a Waimea Avenue, Sandy Bay

This beautifully modern and spacious ground floor unit has everything a single professional or couple could need and more! High end furnishings and attention to detail will ensure comfort and luxury are second to none. There is no off street parking but ample all day on street parking, in a quiet street.

\$420/wk



[See more details](#)

14 Jimbirn Street, Berriedale

This sun drenched house is sure to make someone very happy indeed. Offering three genuine double bedrooms, two with built in wardrobes and fully carpeted. Separate loungeroom with reverse cycle air con for temperature control all year round.

\$450/wk



[See more details](#)

16/19a Queen Street, Sandy Bay

This light and bright Sandy Bay property is partly furnished. There is an open plan living and dining area with sliding doors that open out onto the balcony. The kitchen is well equipped and very functional. White goods included but linen & kitchen items not supplied.

\$440/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



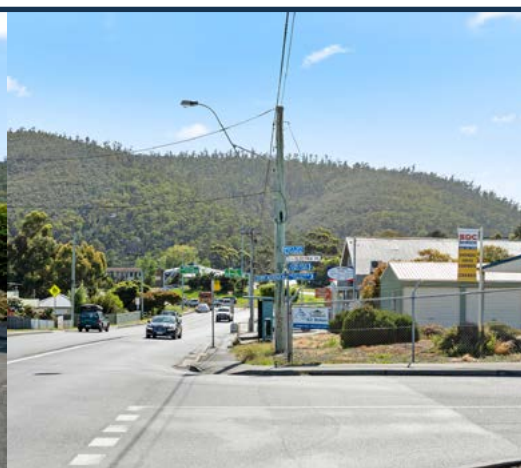
303

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.

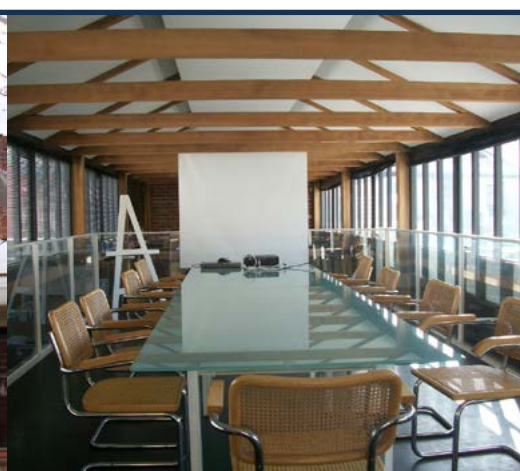
\$52,500p.a +GST



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^{+GST} **m² 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 **m² 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 ^{+GST}

m² 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 ^{+GST}

m² 9,548

ZONE Light Industrial



[See more details](#)