

HOBERT TASMANIA

# Property Magazine

29 January 2021

FREE

PROPERTY  
OF THE WEEK

## 35 Purdie Street West Moonah PAGE 2



Edwards Windsor

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



# Property of the Week



## 35 Purdie Street West Moonah

### Quality Modern Family Home

This is a superbly built and presented family home. With lots of great features.

In more detail:

- There are four bedrooms.
- A spacious open living area with fully extendable sliding glass doors, opening to a large deck with all day sun and water views.
- Large modern kitchen.
- A home theatre room.
- Double remote garage with internal access.

[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



## 2/23 Utiekah Drive, Tarooma

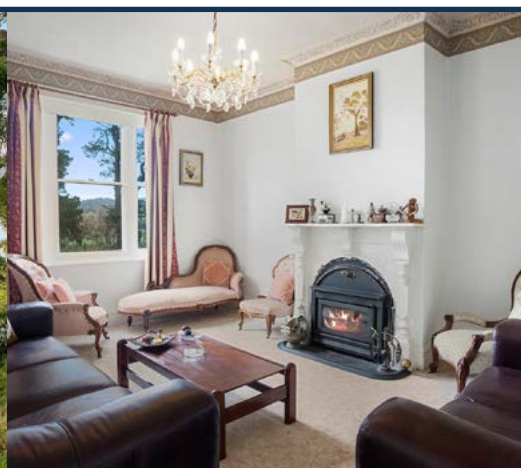
Located in a quiet nook of the ever popular Utiekah Drive, this modern family home offers a quiet leafy setting overlooking the River Derwent.

Enjoying light filled living spaces in a private, low maintenance setting with access to the River Derwent minutes away via the Tarooma Foreshore Track.

**\$750,000**



[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. 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.

**\$465/wk**

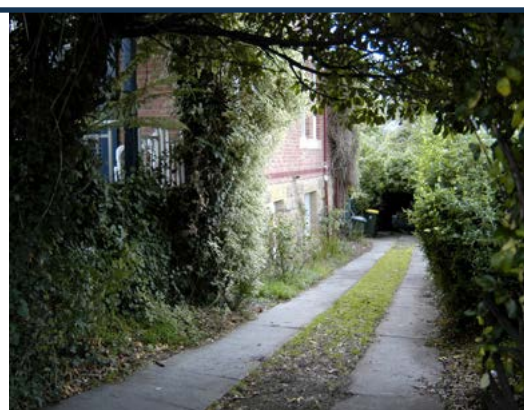


[See more details](#)

## 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**

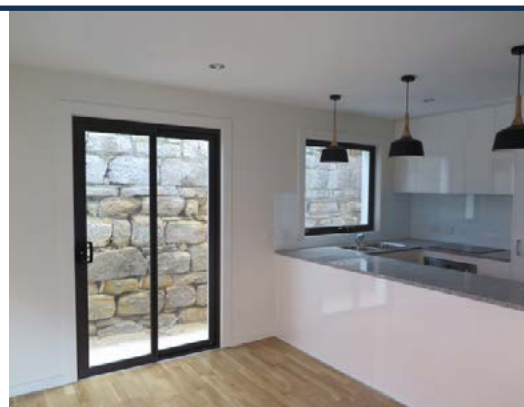


[See more details](#)

## 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

## 2/6 Glenridge Court, Glenorchy

Large two storey, three bedroom villa unit with plenty of storage in a quiet area. Spacious kitchen with separate dining area. Fabulous views over the Derwent from kitchen, lounge and bedrooms. Large rumpus area/ third bedroom is located downstairs with ensuite which would be ideal for a teenagers retreat.

**\$430/wk**



[See more details](#)

## 290 Park Street, New Town

This quality brick home is not one to be missed. As you walk through the property you will find a spacious dining and lounge area separated by glass doors and heated by a reverse cycle heat pump. There are large windows that give plenty of light to the space.

**\$395/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](#)

## 4 Ballawinnie Road, Lindisfarne

Spacious two bedroom home in a quiet area, very close to the walking tracks along Derwent River and a short walk to the Lindisfarne shopping precinct.

The home features a large open plan dining/living/kitchen with a door leading to an outdoor covered entertaining area.

**\$400/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](#)

Kit and her husband are looking for their next home to make a base of operations close to the CBD. Ideally looking in the areas of **Mt Nelson, West Hobart, Mt Stuart, New Town and Dynnyrne** but may consider Kingston or Blackmans Bay for the perfect property.

The house needs to be **3 or 4 bedroom, 2 bathroom** preferred or space to put a second bathroom in. It cannot be less than **120sqm** and needs to have **off street parking for at least 2 cars. An established workshop is a bonus, but room to build one would also be fine.**

This couple have recently sold and so are cash ready to buy their perfect home today, up to **\$800,000.**

[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.

**\$455/wk**



[See more details](#)