

HOBERT TASMANIA

# Property Magazine

8 January 2021

FREE

PROPERTY  
OF THE WEEK

**702 Sandy Bay Road**  
Sandy Bay PAGE 2



**Edwards Windsor**

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



# Property of the Week



**\$1,399,000**

## 702 Sandy Bay Road Sandy Bay

### Waterfront Development Opportunity

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, and realise this sites full potential.

Currently a very humble 1920's shack (not in liveable condition) and a two bedroom villa on the road frontage.

[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

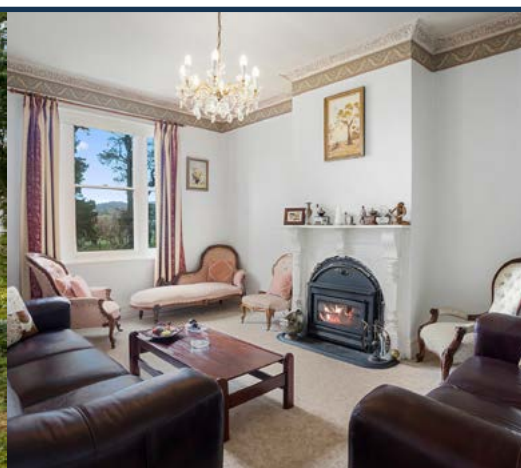
This is a truly impressive home that's north facing, enjoying not only the sun all year round but a fabulous view of Mount Wellington. It's located in a quiet cul de sac on a large block with access to the Boronia Hill Reserve from the backyard. There are four bedrooms, three bathrooms and three living 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](#)

## 2/76 Barrack Street, Hobart

For those looking for space without compromise this is a grand 4 bedroom home with flexible floorplan and outstanding city and river views. The two main bedrooms both have private balconies and easily accommodate large furniture. The additional two bedrooms are sizable and unique in layout.

**\$595/wk**



[See more details](#)

## 1/599 Sandy Bay Road, Sandy Bay

This one bedroom unit is one of two, making it a quiet and peaceful place to call home. The open plan living and dining area is particularly spacious with more than enough room to have a dining table or even a desk as well as your normal lounge furniture.

**\$320/wk**

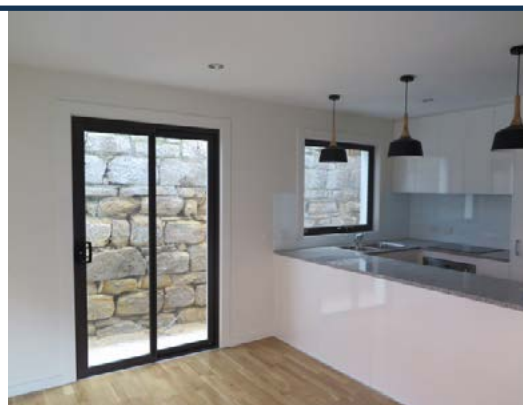


[See more details](#)

## 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

## 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](#)

## 1/54 Wellington Street, North Hobart

This two bedroom unit is close to everything you could need. Shops, restaurants, bus route and cafes. There are two good sized bedrooms with built-ins, an open plan kitchen/dining/living, private courtyard and even off street parking for 1 car.

**\$390/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](#)

## 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. Lock up garage with internal access and OSP

**\$430/wk**



[See more details](#)

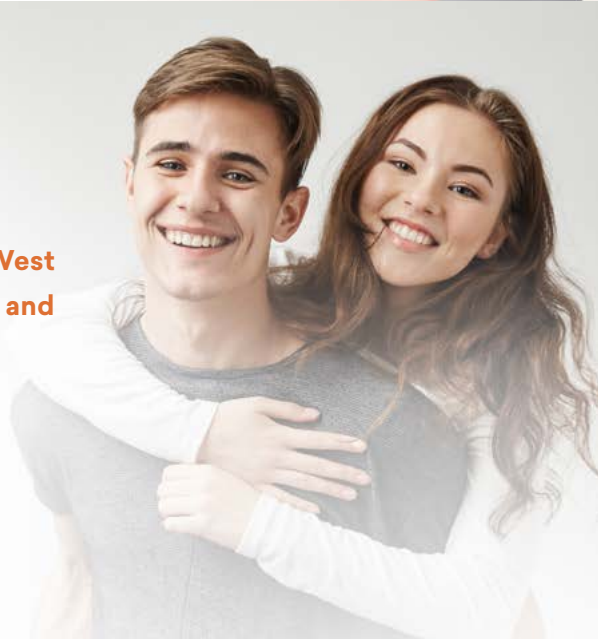
Tasha is looking for **a unit** for investment, **not too far from the city**. Tasha is cash ready and looking to spend up to **\$250k** for the right property. She is happy to consider both vacant and tenanted properties, so long as property is ready to go and rentable from time of settlement.

[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](#)



## Are You Looking to Lease Your Investment Property?

The Property Management team at Edwards Windsor Real Estate currently have quality tenants waiting for the right property.

**We offer you Maximum return with Minimum of stress**

- Best Market Rent
- High Quality Tenants
- Experienced property management team
- Regular monitoring of your investment
- Stress free management

To find out if any of these prospective tenants suit your investment property or discuss what we can offer you in the management of your property contact **6234 5500** or visit **[ewre.com.au](http://ewre.com.au)**.

## 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

## 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**

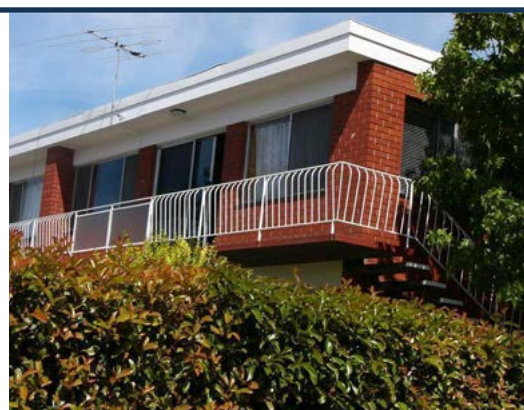


[See more details](#)

## 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](#)

## 1/1 Onslow Place, Mount Nelson

This 2 bedroom unit is situated on the ground level in a quiet block of four. There is a large lounge area with adjoining kitchen and two good size bedrooms. The bathroom has a shower over the bath and the property has the benefit of a separate toilet and good size laundry.

**\$285/wk**

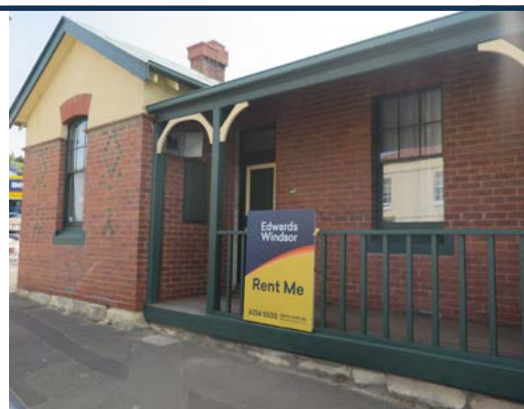


[See more details](#)

## 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



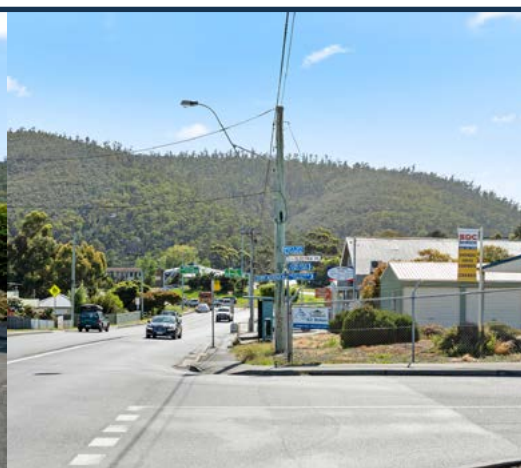
**303**

**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



## 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.

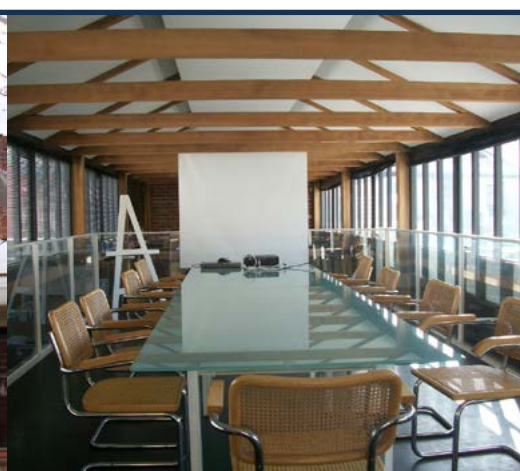
**\$52,500p.a** +GST



**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**

[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](#)