

HOBERT TASMANIA

# Property Magazine

12 February 2021

FREE

PROPERTY  
OF THE WEEK

9/5 Augusta Road  
New Town PAGE 2



Edwards Windsor

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



# Property of the Week



**\$295,000**

## 9/5 Augusta Road New Town

### City Pad or Good Little Investment

Looking for a city pad or somewhere to invest that hard earned cash? Then look no further. This little studio/apartment with off street parking is in a great location - an easy walk to North Hobart and the CBD, and just 220m to the Hill Street Grocer, the local bottle shop and Friends Health & Fitness (with swimming pool). Woolworths supermarket is also nearby and the apartment block is on the local bus route.

The apartment is furnished and has been an Airbnb investment in the past. It would eminently suit a student, a fly in fly out worker, or it could be your 'escape to the city' pad.

[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.

# For Sale



## 35 Purdie Street, West Moonah

Superbly built and presented, this home gives the opportunity to just move in and enjoy! It offers a spacious open living area with fully extendable double glazed sliding doors, opening to a large deck with all day sun and water views. It has a flexible floor plan over 2 levels of 4-5 bedrooms (including rumpus with access to lower deck) and a home theatre room ideal for family.



**\$850,000**



[See more details](#)



## 1/12 Aldinga Street, Blackmans Bay

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. There are two double bedrooms with built in robes. The bathroom comprises a walk in shower and basin. There's a carport for one vehicle with level access through a gate to the back door.



**\$390,000**



[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](#)

## 36 Tasma Street, North Hobart

This double storey, two bedroom terrace is in a truly exceptional location being just a stone's throw from cafes, the North Hobart restaurant strip and an easy walk to the Hobart CBD. There is also a small fully enclosed rear garden with a veggie patch and a garden shed, creating a private hidden oasis in the city.

**\$460/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.

**\$440/wk**

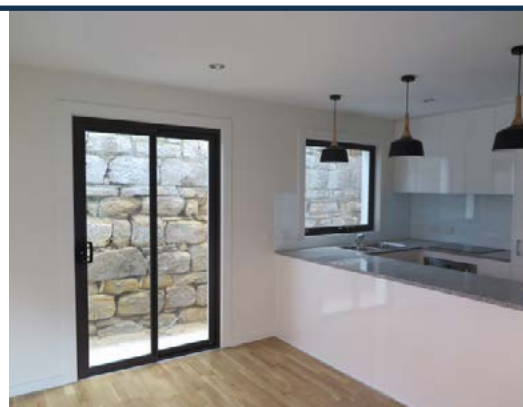


[See more details](#)

## 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.

**\$525/wk**



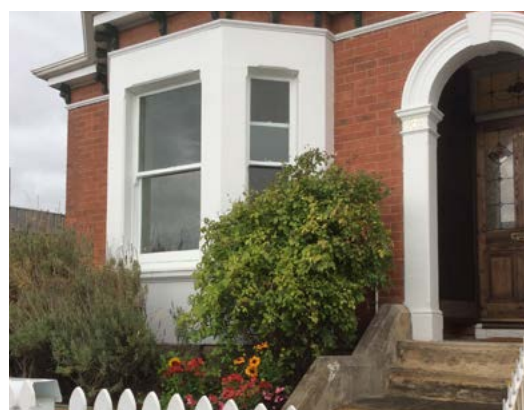
[See more details](#)

# For Rent

## 272 Argyle Street, North Hobart

This beautifully presented two bedroom cottage is situated on the doorstep of the vibrant North Hobart entertainment precinct. The original integrity of the house has been maintained throughout, complete with ceiling cornices, skirtings and picture rails and the spacious living room also has reverse cycle heating/cooling installed.

**\$520/wk**



[See more details](#)

## 3/10 Ellerslie Road, Battery Point

Architect designed - Modern ground floor unit with two double bedrooms. The master bedroom has an ensuite and both bedrooms include built-in robes. Very spacious open plan living areas with floor to ceiling windows allowing the sunlight to stream in and access to a lovely garden.

**\$550/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.

**\$425/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.

**\$350/wk**




[See more details](#)



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](#)



Craig is looking for a great investment property. **A brick 2-3 bedroom property that must be on the flat, and have a low maintenance garden or yard space. Located between West Moonah and New Town.** Craig is a cash ready buyer looking to spend **up to \$400k** for the right property.

[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.



## Timing the Sale

Once the decision to sell a property has been made, the next question is usually “when”?

Stock levels (demand) play such a crucial role in the performance of a real estate market.

There are predictable periods (trends) throughout the calendar year when experienced market operators know stock levels will be tight and other times stock levels will be elevated, inadvertently favouring buyers.

The best time to sell is when you are offered the right amount. If that happens unconventionally such as an unsolicited offer or a strong offer in the first week of the campaign, then that may be the best time to sell.

Many off market sales fall under this category too. There were many off market transactions before Christmas 2020 as determined buyers made strong bids to avoid the respective properties going to market in 2021.

There tends to be 5 unofficial market cycles throughout the calendar year.

**New Year Listings** - These tend to be listed after Australia Day with the intention of selling before Easter (which comes relatively early in the year). With the lack of stock over December and January creating pent-up buyer demand, this can be a reasonable time to sell. Particularly those that are in the market first to engage New Year buyers.

**Post - Easter Autumn Market** - Campaigns in this part of the year have the intention of getting soft before winter sets in. By this time of year, the market has usually found its level and can be a high transaction period as there is a fairly good understanding of where the market price is set. Sometimes, larger external events such as COVID can upset the seasonal trend too.

**Winter Market** - Stock levels tend to be tight during winter. Admittedly many properties don't present their best in winter. However, winter should not be instantly dismissed as a poor season to sell. Stock tends to be tightened more than demand does during winter, creating clear advantages to the winter property sellers.

**Spring Market** - Spring is by far the most overrated time of year to sell. Even during the boom years, there are clear examples where the clearance rates softened as excess stock on the market diluted demand. A great strategy can be to sell in winter with a long settlement and buy in spring when listing numbers are at their highest.

**Pre - Christmas Market** - The excess spring stock begins to subside by about early to mid November. This can throw up a selling opportunity for the unsold stock from earlier in the year or for those who suddenly decide to sell Pre-Christmas.

It surprises most people how many transitions are completed in late November and December, many ‘off-market’.

Economics trump seasons when it comes to deciding upon the best time of year to sell.

If the market is rising, you can afford to be patient and relaxed about the timing of the sale.

When the market is falling, waiting for a better season may not be your best option as prices are facing

# 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](#)

## 2/213a Tolosa Street, Glenorchy

Superbly presented, and beautifully cared for north facing property with an amazingly functional layout and floor plan. It offers two large carpeted bedrooms with built in wardrobes, a spacious open plan, naturally lit living and dining rooms with access to deck and a modern kitchen.

**\$450/wk**



[See more details](#)

## 5/11 Lynton Avenue, South Hobart

Freshly painted throughout, this is a neat and tidy one bedroom unit that's had a recent makeover. Good size lounge room with reverse cycle air conditioning and polished floorboards. Kitchen captures early morning light and provides a nice amount of bench space, pantry and cupboards.

**\$350/wk**



[See more details](#)

## 144 Augusta Road, Lenah Valley

The property is in a great location, close to shops, schools and hospital with a parkland a short distance away. No expense has been spared with this beautifully renovated three bedroom home. Throughout the property are polished floorboards with lots of light in every room.

**\$590/wk**



[See more details](#)



# For Lease



## 1/40 Elizabeth Street Hobart

### Blue Chip Retail Opportunity

Edwards Windsor are pleased to offer for lease this prime, corner retail tenancy, in the heart of the Hobart CBD.

The building occupies the high profile corner of Elizabeth Street Mall and Collins Street within close proximity to Cat & Fiddle Arcade and Centrepont Shopping Centre with surrounding tenants including H&M, JB Hi-Fi, Telstra and various hospitality operators.

Call now to secure this prominent, CBD corner tenancy, with exposure to high foot traffic, within close proximity to National and International retailers.

**\$100,000p.a** +outgoings  
+GST

 **112**

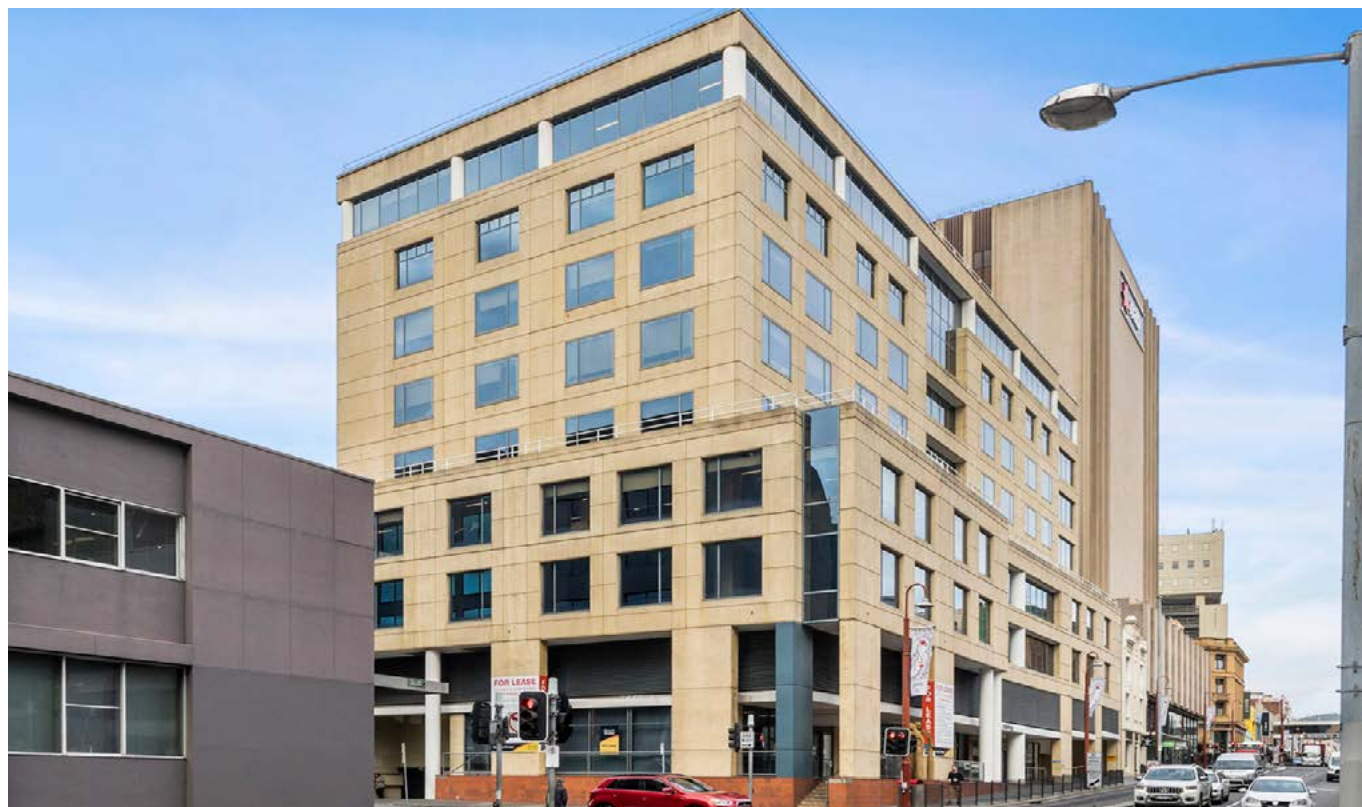
**ZONE Commercial**



[See more details](#)

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 Lease



## 70 Collins Street Hobart

### Premium Office Accommodation, Hobart CBD - Part and Whole Floors Available

This A Grade office building, is centrally located, within close proximity to the Royal Hobart Hospital and public transport links.

All of level 2 is available for lease, which comprises an area of 1,415 sqm. The opportunity exists to split this floor into two tenancies.

The floor has been refurbished to provide a modern corporate standard and the owners are currently in the process of upgrading the ground floor foyer entrance to activate this area and expand the current end of trip facilities.

Car parking and storage is available on site.



**Contact Agent**



**1415**

**ZONE**

**Commercial**

[See more details](#)

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 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



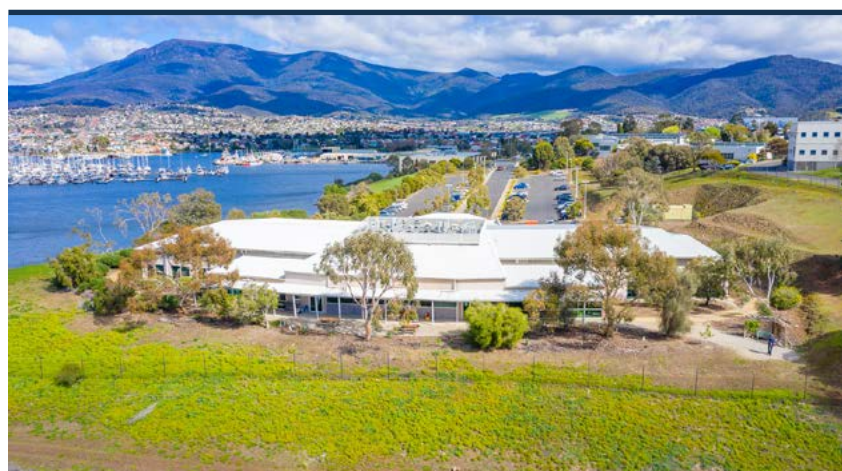
**344**

**ZONE**

**Commercial**



[See more details](#)



## 5 Longreach Avenue, Dowsing Point

This is an opportunity to sublease part of the Qantas Call Centre, Dowsing Point, on the banks of the River Derwent, some 15 minutes north of the Hobart CBD. The tenancy is the northern section of the property, comprising approx. 845 sqm of high quality open plan offices.

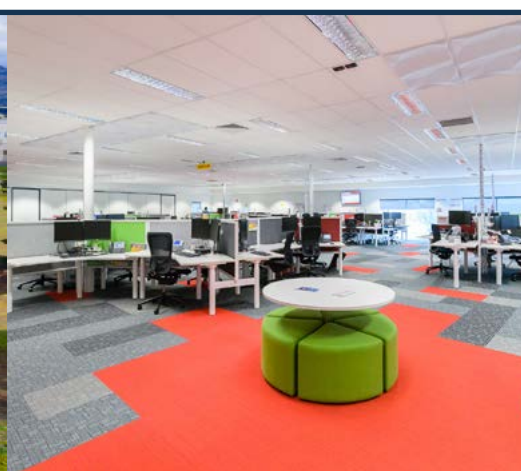
**By Negotiation**



**845**

**ZONE**

**Offices**



[See more details](#)

# For Lease



## 1/89 Brisbane Street, Hobart

Edwards Windsor have the pleasure of offering for lease quality, refurbished offices, located on a high profile corner of Brisbane and Murray Streets, on the fringe of the Hobart CBD. The main office area has an area of approximately 297 sqm and the boardroom has an area of 79 sqm.

**\$82,270p.a** +outgoings  
+GST



**367**

**ZONE**

**Commercial**



[See more details](#)



## Suite 4/18 Ross Avenue, Rosny Park

Situated in the heart of the Rosny Park shopping Precinct, in close proximity to both Eastlands Shopping Centre and the Village Cinema Complex. The available area includes three medical consulting rooms, with sinks; large reception/waiting area, storage room, equal access amenities and a kitchenette.

**\$37,350p.a** +outgoings



**105**

**ZONE**

**Offices**



[See more details](#)