

HOBART TASMANIA

Property Magazine

19 February 2021

FREE

PROPERTY
OF THE WEEK

2 Oliver Avenue Lindisfarne PAGE 2



Edwards Windsor

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

Property of the Week



\$739,000

2 Oliver Avenue Lindisfarne

Location, location, location!

A rare opportunity has arisen to buy a meticulously maintained family home in the sought after suburb of Lindisfarne.

Located close to local shops, cafes, public transport and the marina, the property occupies a corner site and its elevated position means it enjoys spectacular views across the River Derwent.

This mostly open plan home is all about location and position.

[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



8 Stafford Court, West Moonah

Offered for sale is this spacious 1986 Family Home. With plenty of space both yard and home as well as tranquil views over River Derwent to Mount Direction there is a lot to love about this property. It offers 3 double sized bedrooms with built ins, 1 bathroom on each floor, a good sized lounge spaces and dining room on the upper floor and a Great sized kitchen with bench space to envy!

\$630,000



[See more details](#)



9/5 Augusta Road, New Town

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).

\$295,000



[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.

\$460/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

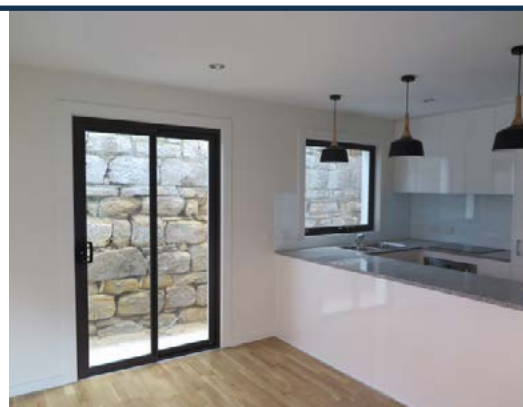


[See more details](#)

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

2/3 Ashfield Street, Sandy Bay

This 3 bedroom unit is one of only two on the block, and is set well back from the street providing plenty of privacy. In a great location, within walking distance to Sandy Bay shops and the Uni, and only a short drive to the city. The ground floor includes separate lounge room, large open plan kitchen/dining area with stove, fridge and dishwasher included.

\$550/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](#)

1/4 Tower Court, Tarooma

Situated amongst quiet leafy surrounds in a particularly quiet street, you will find this charming conjoined villa style unit. It offers two bedrooms both carpeted with main having large built in wardrobe whilst the other has hanging space and shelving. There is a good size lounge room with spectacular river views

\$420/wk



[See more details](#)

2/476a Main Road, Montrose

This attractive well-appointed villa will make for a very comfortable home for the right tenant. With an abundance of features including genuine size double bedrooms complete with built in wardrobes and fully carpeted. The open plan kitchen dining area contains a pantry and convenient breakfast bar and affords sweeping views of the river Derwent.

\$395/wk



[See more details](#)

Property Management Opportunity

Exciting Opportunity to Join Hobart-based Property Management Team

- Manage a Commercial Portfolio
- You provide Passion, Enthusiasm and a great Attitude
- We provide a great team culture, plus training!

Join a company that cares about you and your career, ongoing support, great culture and staff benefits, fantastic training and great people to work with and learn from.

Want to have fun and enjoy being at work? Then apply now! Come in to our office for a conversation and make up your own mind if this is where you would feel comfortable spending your time.

Do you want to work for a Company that wants you to succeed personally and professionally? If you want a job that will challenge you every day, this is the job for you.

Google "Edwards Windsor" to match our reputation with yours.

**JOIN OUR
TEAM!**



The Role:

- Responsible for managing your own property portfolio
- End to end Property Management
- Liaise with tenants and owners to ensure positive results
- Undertake leasing duties - advertising, application processing and lease preparation
- Organising property maintenance
- Conduct periodic and final inspections
- Manage enquiries and correspondence
- Provide other support as required to ensure professional management of the portfolio

The Candidate:

- Business or legal background, qualification or experience
- Mature, bright, hard working individual, excellent communicator, negotiator and dispute mediator
- Excellent time management skills
- Outstanding presentation
- Excellent customer service and organisational skills
- Ability to multi-task and work to deadlines
- High level attention to detail

If you have the right attitude, the above qualities, enjoy a challenging, diverse and fun working environment, and can display an ability to take on and apply new knowledge, then we would welcome your application.

Please email your resume and covering letter to:
applications@ewre.com.au



Let Edwards Windsor look after your commercial and residential property

The Residential and Commercial Asset Management team at Edwards Windsor offers you maximum return with minimum stress.

- **Best market rent**
- **High quality tenants**
- **Stress free management**
- **Experienced in property management**
- **Regular monitoring of your investment**

Contact us today to discuss your property management needs.

Valuation or Speculation?

‘So, what do you think this place is likely to fetch?’ It’s the question every agent expects to answer when pitching for a new listing. How the agents answer this question should be more important than what they answer.

When interviewing agents, many people unintentionally favour the agent that quotes the highest price. This sets up a scenario where they overlook pertinent details of the agent’s appointment, issues that seem insignificant at the time of signing the agency agreement.

When explaining where your property sits in the market, does the agent talk about hard fundamentals such as recent sales evidence, economic conditions and key market indicators such as days on market, median prices, bidders per property? Or do they talk about speculative elements such as ‘a buyer the agent knows or a buyer that could pay....’.downwards pressure. It’s the classic ‘market conditions’ vs ‘selling season’ debate? Or ‘someone will love this home and definitely pay a premium for it’.

Flattery is the oldest form of persuasion.

Agents that use feelings and hunches to speculate about what a specific buyer may pay are merely fly fishing for a listing.

If you were to employ an independent valuer to assess your home, the price they quote you is supported with evidence. A real estate agent that talks about what a buyer could pay for your property or what may happen on auction day is simply speculating on events.

Sometimes agents turn the interview process into a bidding war against their competition. It becomes a case of who can quote the higher price to the owner. Unsurprisingly, this selection process by way of bidding war backfires on the vendor.

Ultimately the agent needs to find a buyer that will sign a contract at the quoted price.

There is a real estate sales trainer that runs a course titled – ‘Get the listing, priced right’. As he says, ‘the first part of this course is to get the listing. You can price it correctly once you have the listing’. Vendors need to ensure they are not wrong footed by this deft sidestep.

The Cambridge Dictionary defines a real estate agent as ‘someone who arranges the selling, renting or management of homes, land and buildings for the owners’.

The obvious omission in this definition is valuation. But that’s how many home sellers inadvertently treat agents – as valuers. In suggesting that agents not be primarily assessed on their valuation figure is not to say the agent should be blissfully unaware of market prices. It’s more a case of accepting that you employ an agent for their marketing and selling skills not their opinion on market price.

Being objective about the value of your home is challenging. Knowing all of the wonderful benefits of the home as you do, it’s easy to then think in terms of ‘higher value’. You may be right too. However, pricing too high during the campaign can have a detrimental effect. The key to creating buyer competition is to quote an accurate market price that engages the maximum number of buyers.

For Rent

4/39 Queen Street, Bellerive

This is a very neat and tidy easy care renovated unit, superbly situated within a short walk of everything that beautiful Bellerive has to offer - popular beach, parks, shops, cafes, restaurants, medical services and transport. The property comes fully furnished and is available for a 6 month lease only.

\$350/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.

\$425/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.

\$580/wk



[See more details](#)

For Lease



Ground Floor, 39 Murray Street Hobart

Prime Hobart CBD Retail Space

Rare opportunity to position your business in what is arguably Hobart's busiest CBD corner location!

Ideally located at the intersection of Murray and Collins Streets, this tenancy is perfectly positioned to take advantage of the bustling foot traffic and provides fantastic brand exposure. The premises is surrounded by high quality national retail tenants, cafes restaurants and hotels, multi-storey office towers and car parks.

Located on the ground floor of the iconic 39 Murray Street office tower, the premises has extensive street frontage to Collins Street and includes a mezzanine level with bathrooms and staff amenities. Currently configured as two tenancies of 390sqm and 120sqm, the opportunity exists to lease the entire 510sqm.

Expressions of Interest

 **510**

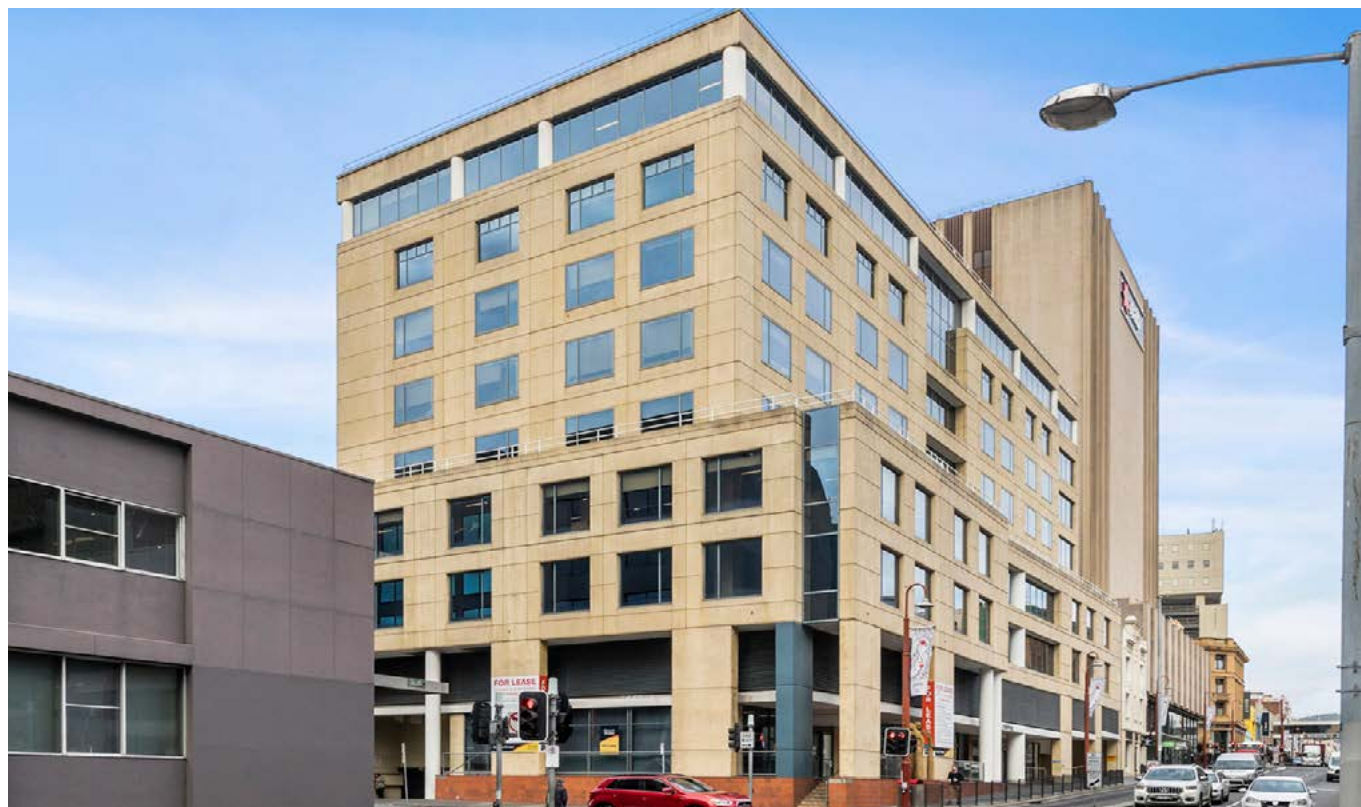
ZONE Commercial



[See more details](#)

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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](#)

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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



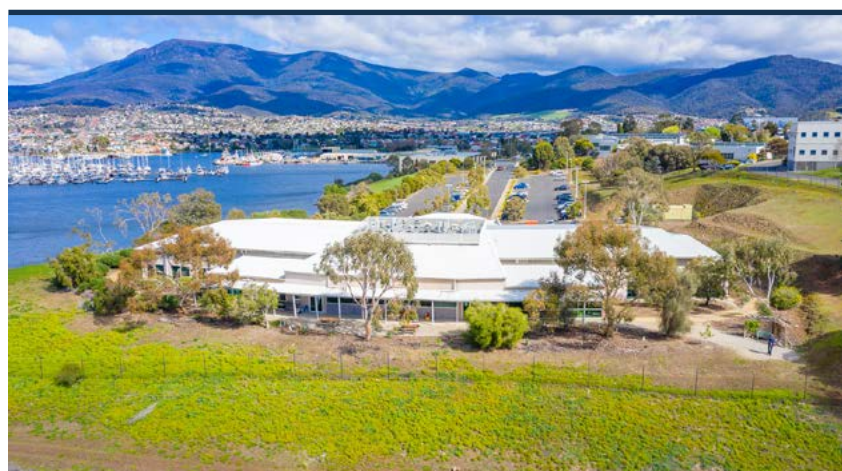
344

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.

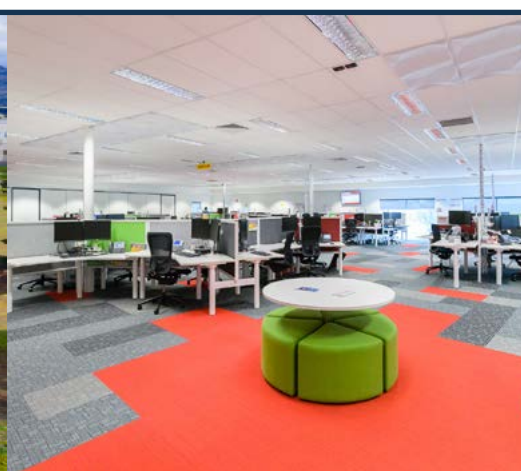
By Negotiation



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](#)