

HOBERT TASMANIA

Property Magazine

26 February 2021

FREE

PROPERTY
OF THE WEEK

8 Stafford Court West Moonah PAGE 2



Edwards Windsor

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

Property of the Week



8 Stafford Court West Moonah

Peaceful Living in Sought after Suburb

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.

So what does 8 Stafford Court have to offer?

- 3 Double sized bedrooms with built ins
- 1 bathroom on each floor
- Good sized lounge spaces and dining room on the upper floor

[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 Oliver Avenue, Lindisfarne

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.



\$739,000



[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

24 Ineke Drive, Kingston

In the ever popular suburb of Kingston is this newly built 4 bedroom home, just waiting for a family to move in. This beautiful property features a stylish kitchen with Smeg appliances and butler's pantry, a sunken open plan living/ kitchen/dining and a large, partly covered timber deck off living area.

\$620/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](#)

35 Mason Drive, Claremont

This home will suit a small family with its many features and convenient location with a wonderful view towards the Derwent river. It is located close to the bus route, schools and all that Claremont Village has to offer, which is just a quick drive away. The backyard is fully fenced including path leading to driveway.

\$430/wk



[See more details](#)

101 Warwick Street, Hobart

This highly appealing city cottage has a modern touch whilst maintaining its original charm. The house offers two genuine double bedrooms with free standing wardrobes. The living room is a comfortable size and is open plan to the kitchen. The kitchen has an island bench, cupboards, twin sinks and pantry.

\$425/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, Taroona

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.

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

6 Wandanea Place, Margate

This well set out 3 bedroom home includes a master bedroom with built ins, a dual access bathroom, a spacious living area and a functional kitchen. The generous backyard has a patio area perfect for an afternoon BBQ and the sheds provide ample space for storage.

\$400/wk



[See more details](#)

4 Amelia Court, Sorell

This property is a must see for those wanting the perfect family home! This spacious three bedroom home is located in a quiet street in one of the newer areas of Sorell. Featuring three good size bedrooms, an ensuite, and lock up garage with internal access, it is the perfect family home.

\$520/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**

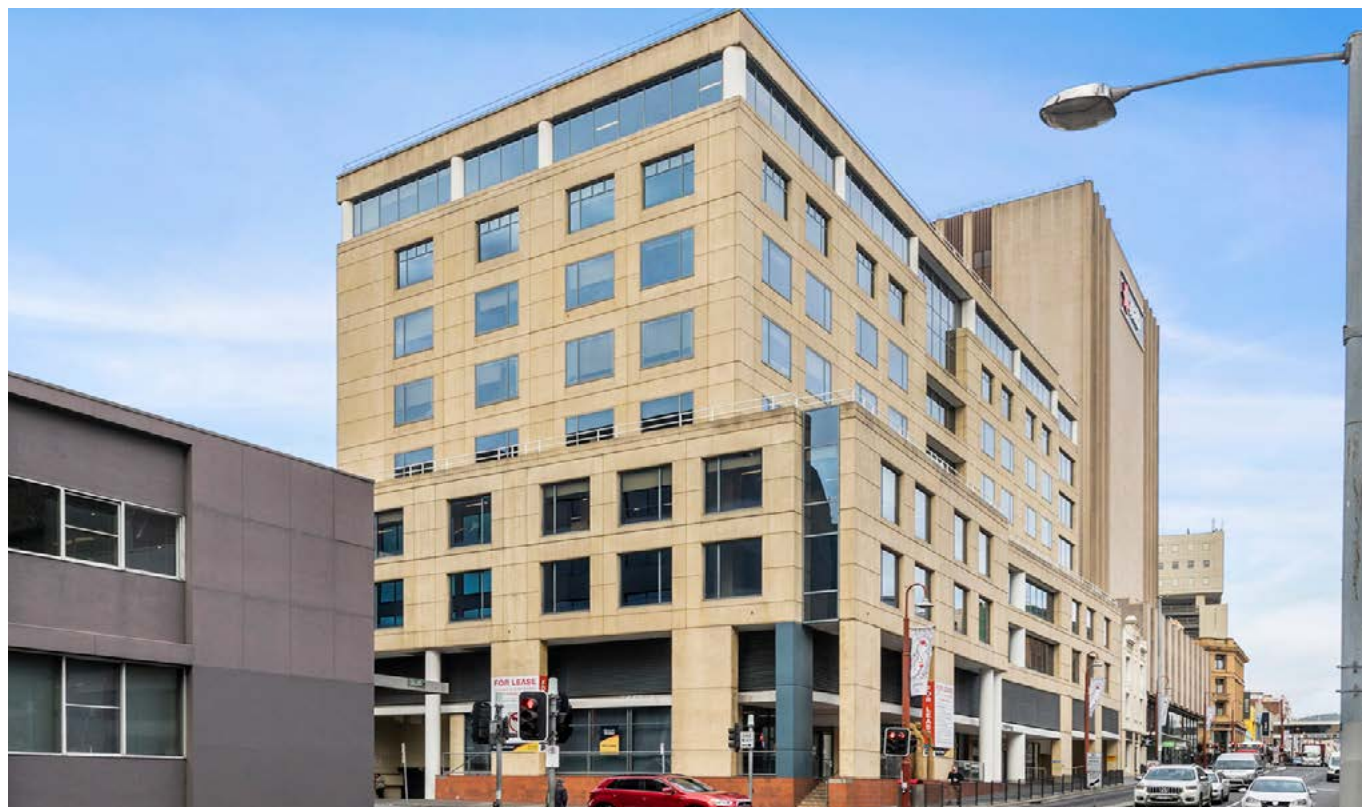
ZONE Commercial



[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](#)

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



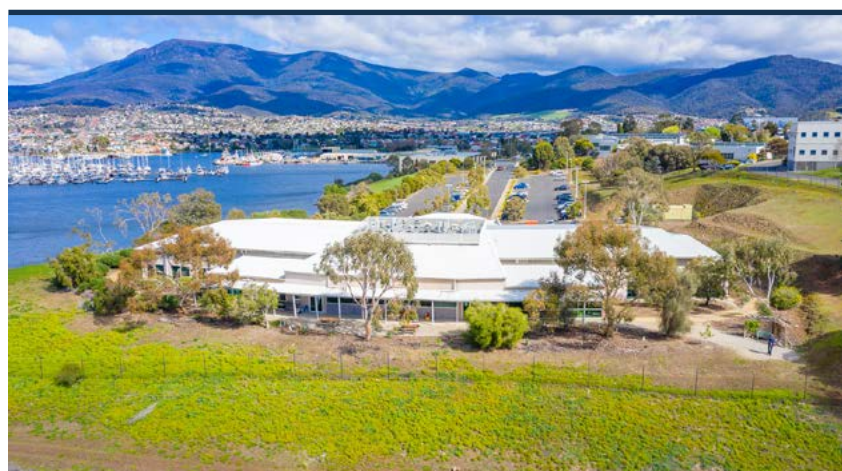
344

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.

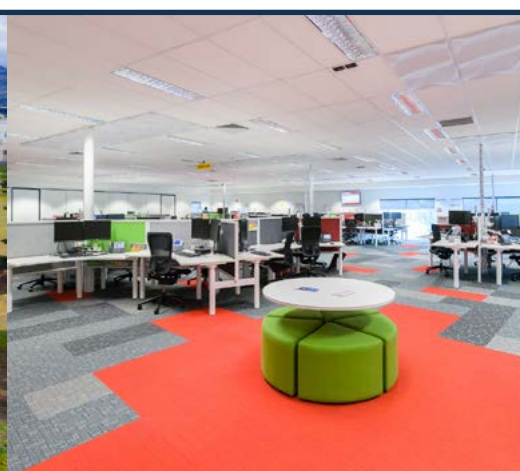
By Negotiation



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](#)