

HOBERT TASMANIA

# Property Magazine

5 February 2021

FREE

PROPERTY  
OF THE WEEK

**508 Village Drive**  
Kingston PAGE 2



Edwards Windsor

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

# Property of the Week



## 508 Village Drive Kingston

### Downsizing shouldn't be this easy!

Located within the Redwood Village Community (ages 50+) is this great two bedroom standalone unit.

The Village is pet friendly has a well maintained environment for all residents and their guests to enjoy. It is centrally located, close to everything in Kingston.

This home features an open-concept floorplan with a spacious living room and kitchen area with a sliding glass door out onto a private deck and then into the large outdoor yard full of raised flower beds.

[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



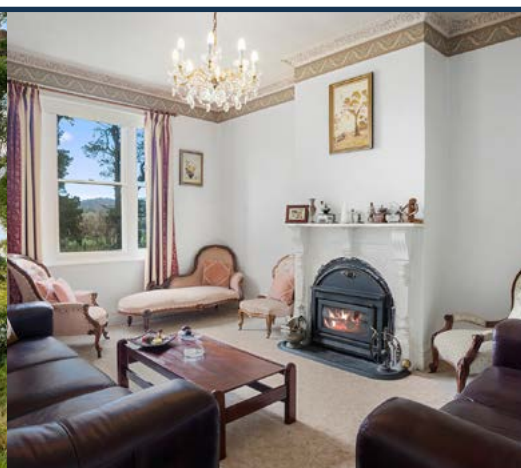
## 9/5 Augusta Road, New Town

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](#)



## 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**

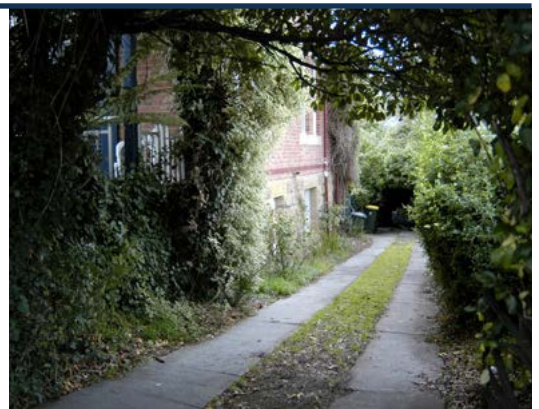


[See more details](#)

## 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**

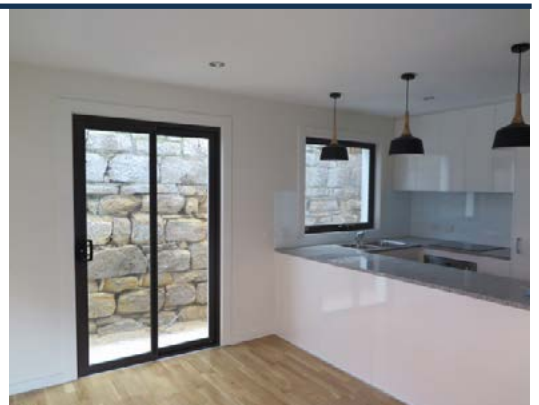


[See more details](#)

## 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.

**\$525/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](#)

## 1 Macartney Avenue, Goodwood

Open plan kitchen/lounge makes for easy living with a wood fire to keep you warm in winter. There are three bedrooms with two that can take a double bed. The bathroom is a good size with separate toilet. A good size carport/shed at the side of the property and large yard.

**\$350/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.



## 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

## 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](#)

## 3/15 McCann Crescent, Lenah Valley

Neat and tidy one bedroom unit well situated to capture sun and a fabulous outlook. Centrally located within a short stroll to public transport and the Lenah Valley shopping strip. Main bedroom has floor to ceiling built in wardrobe and a cosy electric heater.

**\$320/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.

**\$390/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](#)