

HOBERT TASMANIA

Property Magazine

12 March 2021

FREE

PROPERTY
OF THE WEEK

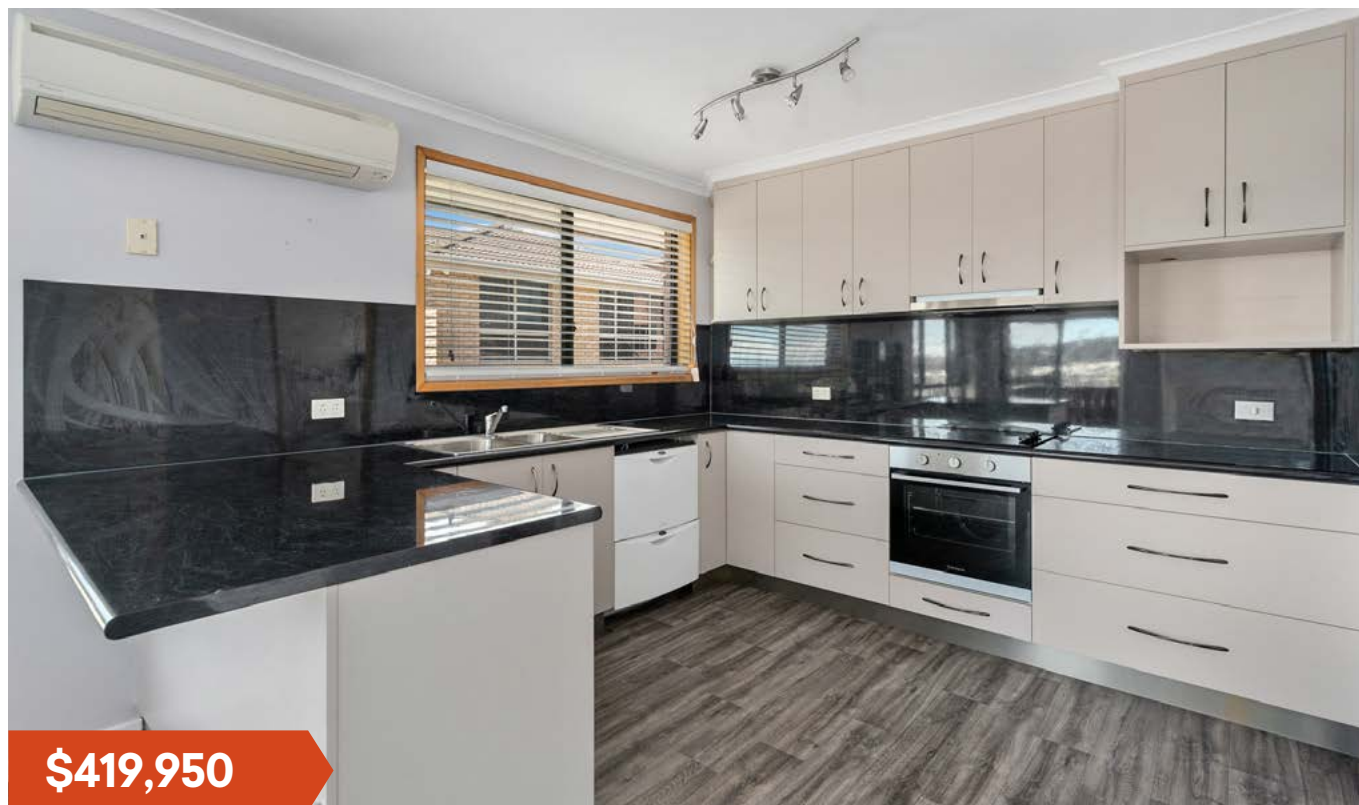
2/213a Tolosa Street
Glenorchy PAGE 2



Edwards Windsor

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

Property of the Week



2/213a Tolosa Street Glenorchy

Just Move In and Enjoy!

This spacious, low maintenance and perfectly presented villa has a flexible floorplan, offers more than the norm and is a great place to call home!

Enjoy:

- Large sunny living area with water and bush views, with upper and lower level decks.
- Spacious, modern kitchen with breakfast bar, double sink and extensive bench and cupboard space.
- Large main bedroom and second double bedroom, both have built-in wardrobes.

[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

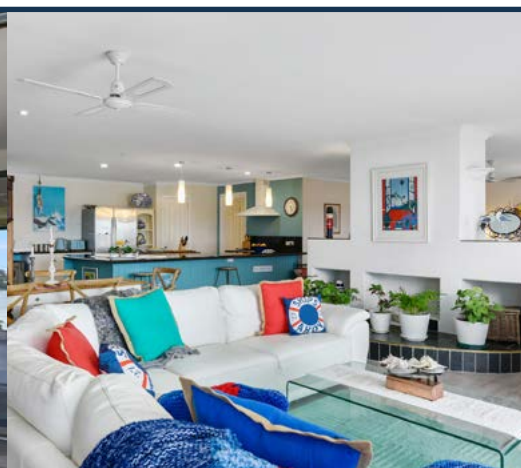
A rare opportunity has arisen to buy a meticulously maintained family home in the sought after suburb of Lindisfarne. Located close to local shops, cafes, public transport and the marina, the property occupies a corner site and its elevated position means it enjoys spectacular views across the River Derwent. This mostly open plan home is all about location and position.



\$739,000



[See more details](#)



25 Barton Avenue, Triabunna

Located in a beautiful, sheltered, waterfront setting is this single storey home just 3.8 km north of Orford with a fabulous view across Spring Bay. This lovely home, which is north-east facing and enjoys a light and open feel, comprises a three bedroom, two bathroom house and an additional single bedroom self-contained unit.



\$1,150,000



[See more details](#)

For Rent

2/5-7 Edward Street, Glebe

This two bedroom two storey town house 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 a superb kitchen featuring black appliances, induction cooktop, new under bench oven and an integrated dishwasher.

\$540/wk



[See more details](#)

379 Macquarie Street, South Hobart

This property is one of a kind! Set over two levels, it comprises of a beautiful entrance with a circular staircase to the first floor. The main living areas include a formal living room, a dining/family room and even a small den with a built in bar. There is a single car garage with off street parking for a further car.

\$680/wk



[See more details](#)

2 Bonnington Road, West Hobart

If you enjoy a quieter life while still in close proximity to the city, this easy care, low maintenance home is for you. This airy and bright home comes with 3 bedrooms, 2 of which are carpeted and the third bedroom with polished floorboards, which could make an ideal large reading room or home office.

\$500/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

35 Karoola Road, Lindisfarne

This recently renovated home sits high on the hill in popular Lindisfarne and boasts some of the best views in Hobart. Looking out towards the Tasman Bridge, Casino and Derwent River from the main living areas, it has a cosy feel but has been modernised to appeal to all tenants.

\$490/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.

\$495/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

\$400/wk



[See more details](#)

8a Brooke Street, Brighton

We are pleased to offer for rent these 5 newly built units in the growing suburb of Brighton. Close to schools, shops and with a bus stop right on your doorstep. These units have been well designed to capture all day sun and all offer open plan kitchen and living space with reverse cycle air-conditioning, 3 bedrooms all with built-in robes and a fully fenced backyard.

\$400/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.

5 tactics agent use.. that you need to know and avoid!

1. Overquoting

Since Adam and Eve decided to sell their house, real estate agents have been overquoting the expected sale price in order to win listings. In a rising market, overquoting does minimal damage to sellers as the buoyant conditions bridge the gap between the agent's quote and the true market price. In a falling market, the gap between the agent's quote and the true market price can widen. Every percentage point the market declines is the vendor's lost equity. Even in stagnant or falling markets, there will be competitive bidding for accurately priced properties.

Solution – select an agent on their selling strategy not the price they quote. The right strategy delivers the right price. Write a clause into the agency agreement where the agent accepts a reduced commission if they fail to achieve the price they quote.

2. Underquoting

If you are buying you are almost certain to encounter underquoting. Many agents have adopted underquoting as the tactic of choice to attract multiple purchasers to a property. Promoting quality real estate below its true market value will generally attract a crowd of hopeful purchasers. When it comes to agents' price guides, believe nothing and check everything. This is not to say that every agent underquotes. However, the easiest way to protect yourself against underquoting is to do your own research on price. If you assess the home as being worth more than the agent's price guide, you are probably right.

Solution – make your offer based on your own market research and your financial capability. The agent's price guide is irrelevant, particularly at an auction which is an event that unfolds in an undetermined manner.

3. Conditioning

Conditioning is a tactic where the agent praises a home to gain the listing and then systematically bombards the owner with negative feedback to get the price down once on the market. Owners are often shocked and disheartened to find their overly positive agent is suddenly negative about everything from the size of the

bedrooms, to the market conditions, to the weather on Saturday. Don't fall for it! Fire an agent that conditions you with systematic negative feedback.

Solution – only sign a short exclusive agency agreement. There are no 'standard agreements', Everything is negotiable. If the agent is conditioning you with manufactured negatives, fire them.

4. Upfront expenses

Agents want a 'motivated vendor'. One of the most common and easiest ways for agents to get the vendor motivated, is to have the sellers spend huge amounts of money upfront. Newspaper/print advertising, expensive internet advertising, renovations on the house, stylists, vacate the tenants (this is obviously reducing the income, not the expense), video tours, you name it. If it costs money, some agents will recommend it, provided the vendor is paying.

Solution – tell the agent at the outset that you will only pay for the marketing on a settled unconditional sale. If the property does not sell for any reason, the agent wears the expenses. More importantly, the agent may produce an economical campaign that gets the job done just as effectively with less financial risk to the client.

5. Signing a long agency agreement

Time heals all wounds. It also wears down all objections and objectors. If the agent really 'has buyers' and their talk is tough and confident, saying that it will sell quickly, that talk is quickly diluted by the need for 60, 90 or 120 days to sell one property!!

Solution – read the agency agreement carefully. Many people only scrutinise the agency agreement when they are trying to work out how to dismiss the agent. This is the worst possible time to learn that you are committed to the wrong agent for 120 days. Give the selected agent an all up maximum 30 day exclusive agency period. You can and should be able to extend their term by 14 or 21 day periods after the exclusive period expires, if they are doing a good job. Above all, maintain control of your home and the agency it is listed with.

For Rent

8 Norfolk Drive, Howrah

This modern, well presented three bedroom home comprises of a superbly designed kitchen with dishwasher, under bench oven, ceramic hotplates, plenty of cupboard and drawer space and a breakfast bar, adjoining the spacious dining room area with sliding door access to the rear garden.

\$495/wk



3



2



2



[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.

\$495/wk



3



2



3



[See more details](#)

21a Grange Avenue, Tarooma

Rarely will you find a property available for rent, located on the banks of the Derwent River, with such stunning views, where you are able to sit back, relax and enjoy the peace and tranquillity. This stunning, architecturally designed, one bedroom unit also includes power and water usage.

\$500/wk



1



1



1



[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



3



1



2



[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



5 Longreach Avenue Hobart

Hobart Waterfront Campus Style Offices, with parking

Edwards Windsor are pleased to offer for sublease, a high quality, waterfront office accommodation, with secure parking.

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, with access to shared expansive break out areas, kitchen facilities and amenities.

The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

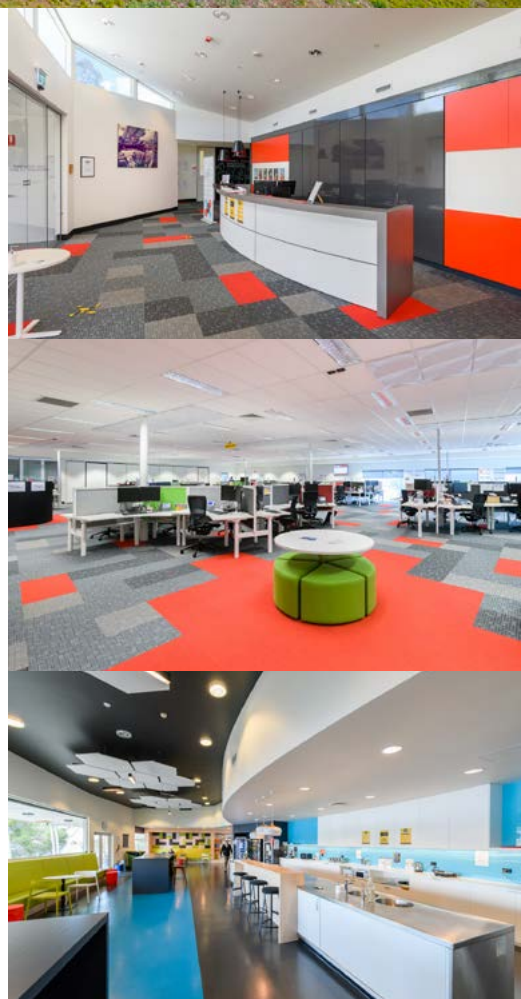
By Negotiation



845

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](#)



Level 1, 121 Macquarie Street, Hobart

Situated just off Macquarie Street, adjacent to the St Davids Cathedral, this well-known heritage building has recently been refurbished. The first floor office space of approximately 107 sqm, offers a large open plan area, providing the opportunity to customise your own work space.

\$21,000p.a +outgoings
+GST



107

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
+GST



105

ZONE

Offices



[See more details](#)