

HOBART TASMANIA

Property Magazine

26 March 2021

FREE

PROPERTY
OF THE WEEK

9 Beach Road
Margate PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



9 Beach Road Margate

An Imposing Home in the Centre of Margate

Buying in the Channel area has never been so popular. And this sizeable, and very solid family home is centrally located, being on the doorstep of Margate's shops and services, and just 21 minutes from the Hobart CBD. It's also just a two minute drive to the highly acclaimed Dru Point Bicentennial Park with its children's playgrounds, paved paths for bikes and scooters (complete with road signs and traffic light), picnic areas, a fully fenced one hectare dog park and triple lane boat ramp.

[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



2/19 Shelmore Drive, Old Beach

This three bedroom villa unit was built in 2017, in a newly developed area of Old Beach, and boasts a stunning view of Mount Wellington as well as a view of the river. Built nearly four years ago, it's in excellent condition. It offers an open plan lounge dining area that opens to an outdoor entertaining deck and fully fenced backyard.

\$420,000



[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

26 Marieville Esplanade, Sandy Bay

This bright and sunny property in a great location boasts a modern bathroom and kitchen, including the added bonus of a walk in pantry. There are two good sized bedrooms with beautiful original pressed tin ceilings, and a spacious lounge with an electric heater.

\$530/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.

\$660/wk



[See more details](#)

484 Churchill Avenue, Sandy Bay

Located on the hill above Lower Sandy Bay, this wonderful home has a perfect living space for a family or a share house. The house consists of a large living area with views across the Derwent, a large kitchen and dining area, three bedrooms, the main with an ensuite and a large main bathroom.

\$645/wk



[See more details](#)

7 Riseley Court, Lenah Valley

Substantial family home, situate in a quiet cul de sac with kids playground on your doorstep. Boasting five bedrooms, two bathrooms, three living rooms and large rumpus, this property is ideal for the growing family. It offers excellent views and pets will be considered.

\$600/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](#)

16 Sunvale Avenue, Sandy Bay

Superbly situated to capture sun filtered light through the gum trees all year round, whilst maintaining superb river views. Offering five bedrooms and two bathrooms with expansive open plan living space, this modern, recently built substantial home provides contemporary comfort for today's tenant.

\$750/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 2 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 both 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](#)

Want to sell your property in 2021?

Don't know where to start?



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 speak to us and find out how we can help you sell your property in 2021.



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.



Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.

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



[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.

\$475/wk

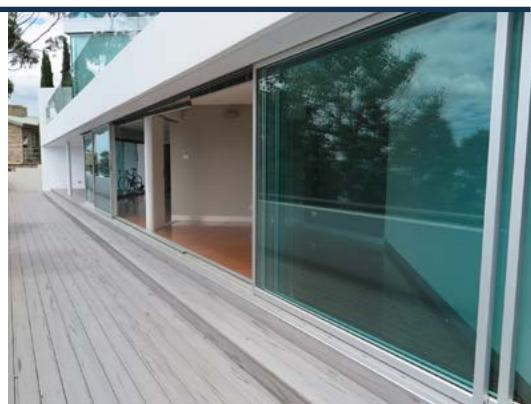


[See more details](#)

21a Grange Avenue, Taroona

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



[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!

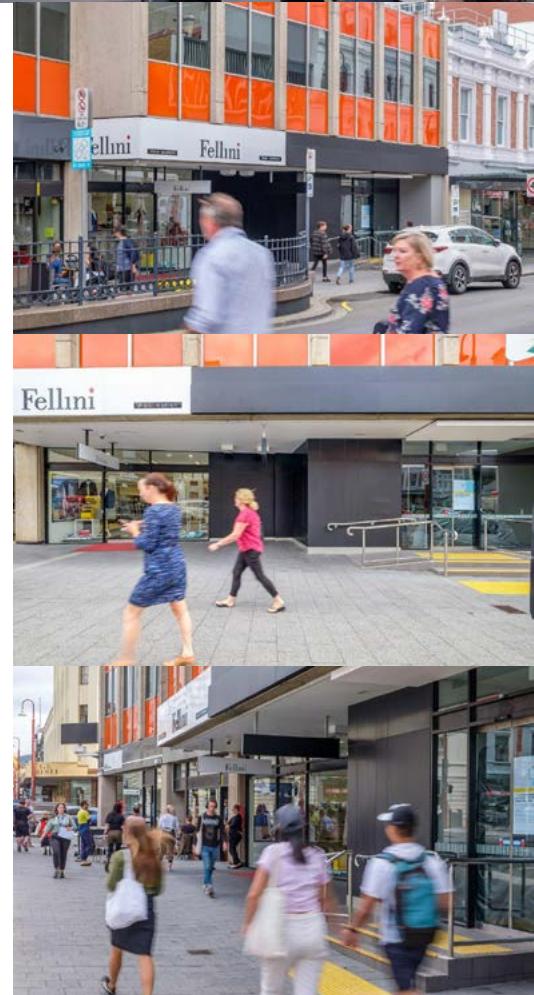
Ideally located at the intersection of Murray and Collins Streets, this tenancy is perfectly positioned to take advantage of the bustling foot traffic and provides fantastic brand exposure. The premises is surrounded by high quality national retail tenants, cafes restaurants and hotels, multi-storey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

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



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.

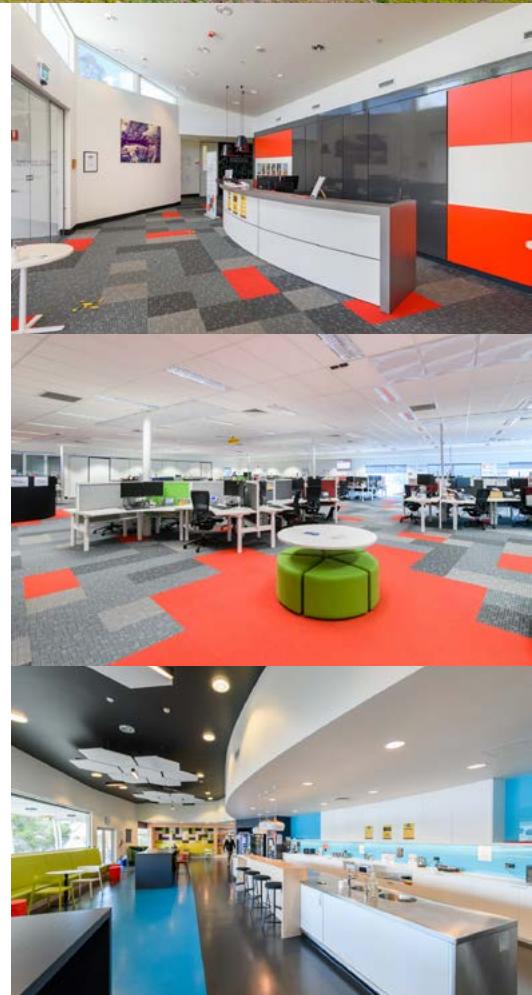
The tenancy is the northern section of the property, comprising approx. 845 sqm of high quality open plan offices, with access to shared expansive break out areas, kitchen facilities and amenities.

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](#)

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](#)



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](#)