

HOBERT TASMANIA

Property Magazine

5 March 2021

FREE

PROPERTY
OF THE WEEK

25 Barton Avenue Triabunna PAGE 2



Edwards Windsor

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

Property of the Week



25 Barton Avenue Triabunna

A Waterfront Gem!

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 that showcases a never ending parade of ferries, commercial fishing fleet and recreational water craft..

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. It is immaculately maintained both inside and out.

[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

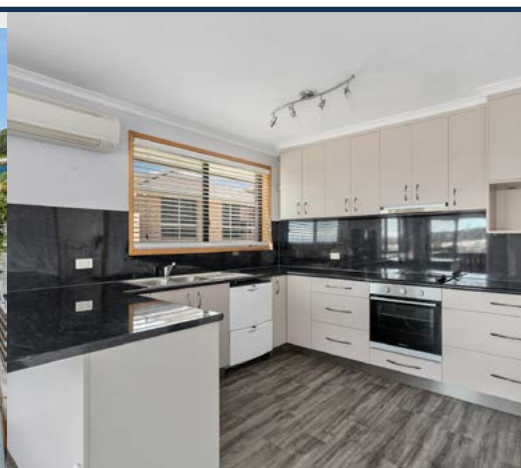
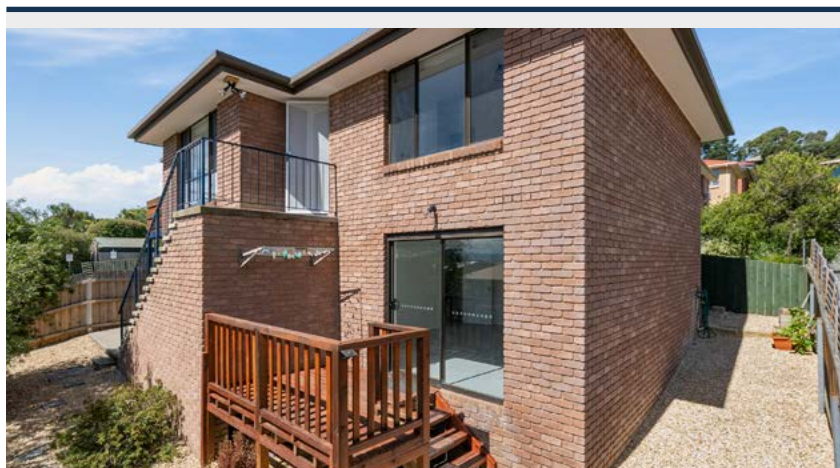
A rare opportunity has arisen to buy a meticulously maintained family home in the sought after suburb of Lindisfarne. Located close to local shops, cafes, public transport and the marina, the property occupies a corner site and its elevated position means it enjoys spectacular views across the River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



\$739,000



[See more details](#)



2/213a Tolosa Street, Glenorchy

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! It offers a large sunny living area with water and bush views, with upper and lower level decks, a spacious, modern kitchen with breakfast bar, double sink and extensive bench and cupboard space, and a neat, low maintenance yard.



\$419,950



[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

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.

How much does it cost to sell a house?

When choosing an agent to sell your home don't make the mistake of only looking at the commission rate each agent charges. If you base your decision on commission alone you will be in for an unpleasant surprise.

So, how much does it really cost to sell your home?

There are three costs to consider when choosing an agent.

- The agent's commission rate.
- The amount of advertising and marketing they are asking you to commit to.
- Finally, the cost of underselling. This is the biggest cost and it's a "hidden" cost. More on this and how you can avoid it later.

Typical agent fees average between 2% to 4%. Some agents will offer a lower commission but charge higher marketing fees and upfront advertising costs. Many property owners are talked into committing to unnecessary and expensive advertising campaigns. These can typically range from \$5,000 to \$25,000, and are payable regardless of whether you sell or not.

To cut costs some sellers hire a discount agent. What these sellers don't realise is, in order to survive, the discount agent is more concerned with getting the property sold regardless of the price. This often leads to selling your home at a lower price. What if the buyer was prepared to pay, say \$100,000 more, but your agent couldn't get it from because of their poor negotiation skill or because of their choice of selling method. The amount you lose could be as much as 10% or more of your selling price.

In their quest to find the best agent some sellers get derailed and start looking for the best deal. These are two different things. It's critical that you evaluate agents on their marketing and more importantly their negotiation skills. Their negotiation skill will determine whether they are skilful enough to get the buyer's highest price for your home or not. If they are not skilled they will undersell your home and you stand to lose hundreds of thousands of dollars, and guess what, you won't even know it.

Another area to be careful of is the method of sale you are encouraged to use. If your agent's preferred selling method focusses on your lowest price, or your reserve, and not on the buyer's highest price, you are again at risk of underselling your home. The method of sale and your agent's negotiation skill level will have the biggest bearing on how much more you end up with in your pocket, than any concession you may get in their commission rate.



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.

\$495/wk



[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



[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**

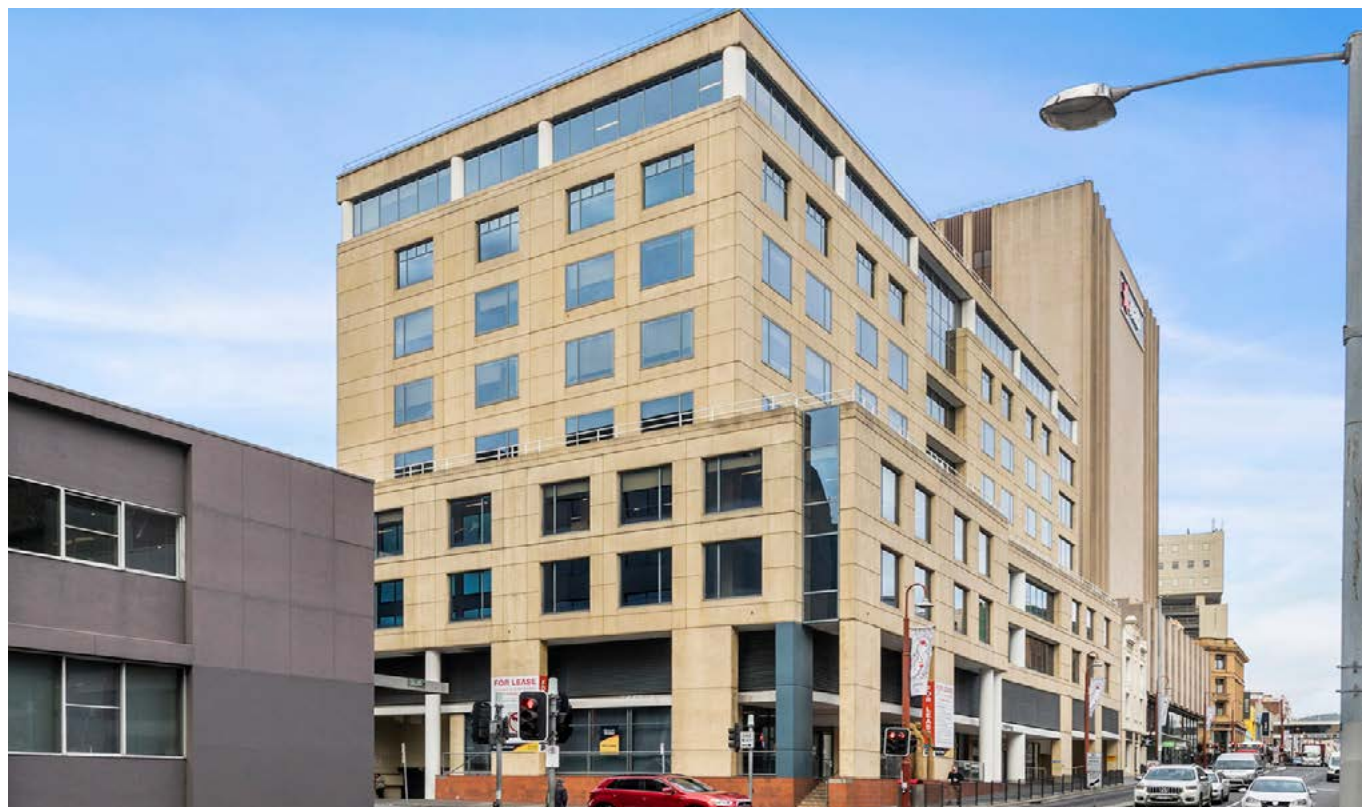
ZONE Commercial



[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



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



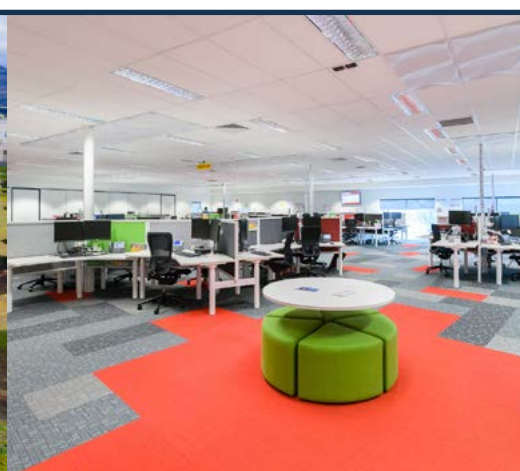
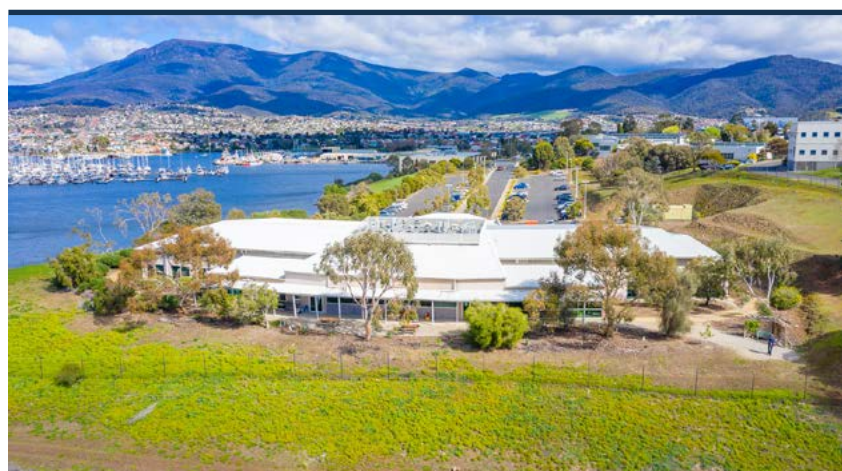
344

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 +out-
goings



105

ZONE

Offices



[See more details](#)