

HOBART TASMANIA

# Property Magazine

16 April 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



**\$1,049,000**

## 25 Barton Avenue Triabunna

### Waterfront Home with Separate Unit

Just 3.8 km north of Orford, and 55 minutes to the airport, is this lovely home located in a beautiful, sheltered, waterfront setting with a fabulous view across Spring Bay that showcases a never ending parade of ferries, commercial fishing fleet and recreational water craft. Triabunna sits at the doorstep of some of Tasmania’s most beautiful places including Maria Island National Park, while Spring Bay itself is renowned for producing award-winning mussels.

With a north-easterly aspect, this delightful home 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](#)

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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 Beach Road, 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, picnic areas, a fully fenced dog park and triple lane boat ramp.



**\$679,000** 3 2 4

[See more details](#)



## 9/5 Augusta Road, Lenah Valley

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).



**\$285,000** 1 1 1

[See more details](#)

# For Rent

## 1/97 Amy Street, West Moonah

Private and comfortable yet convenient to city and surrounds. This one bedroom furnished unit has everything from huge flat screen TV and sound system to modern kitchen and bathroom. Main bedroom is bright and sizable with built in wardrobe. The garden is a feature to enjoy from the secluded deck with bbq and outdoor furniture provided.

**\$300/wk**



[See more details](#)

## 19/1b Bournville Crescent, Claremont

This stylish, waterfront property is in a popular new homes development on Cadbury Estate. The open plan kitchen and living area has been well appointed to take in the views, with a small entertaining area off the living room where you can sit and soak up the views out over the Derwent River to Old Beach and beyond.

**\$500/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.

**\$595/wk**



[See more details](#)

## 3/8 Woolton Place, Sandy Bay

This two bedroom unit is conveniently located within walking distance of the University and local schools. There is updated carpet and vinyl throughout, and the kitchen has an updated benchtop and plenty of cupboard space. Both bedrooms have built-in robes, with the master bedroom also having a built-in dressing table.

**\$420/wk**



[See more details](#)

# For Rent

## 5/6-8 Wattle Avenue, Lutana

This light, bright and private two bedroom unit has a gorgeous unobstructed view of the mountain from the back balcony, perfect for relaxing on summer afternoons in the sun. The kitchen is simple but neat and clean with enough space in the main living area for a small dining table as well as couches.

**\$320/wk**



[See more details](#)

## 2/2 Pitcairn Street, Glenorchy

Located close to central Glenorchy, this unit features 3 good-sized bedrooms, all with built-in storage. The kitchen features a freshly tiled splashback, and a dishwasher is included. The wood heater in the central living area is able to heat the whole house comfortably in winter, and the generous back deck features a fire pit for the cooler nights.

**\$440/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

**\$385/wk**

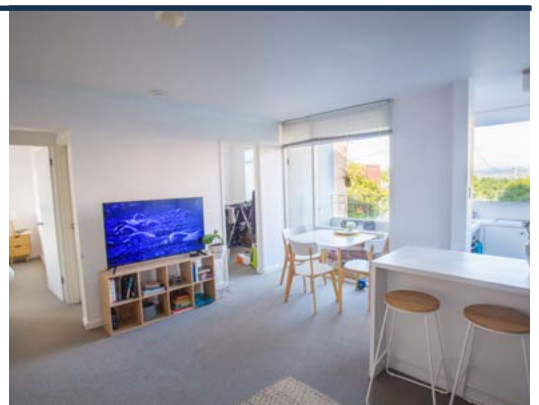


[See more details](#)

## 32/11 Battery Square, Battery Point

This lovely two bedroom unit has been tastefully renovated with a modern kitchen and bathroom. It is ideally situated for a professional couple or single who works or studies from home. The unit comes inclusive of a fridge, washing machine and dishwasher.

**\$450/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.

## 5 Simple Tips To Make Your Property Stand Out

Selling your property takes time, effort and a little help from the experts. Showcasing your property in the best light will make a big difference to its value.

### 1. Street Appeal

First impressions count! Mow the lawn, tidy and water the garden, plant some blooms, clean gutters, remove cobwebs, sweep the path.

### 2. Minimise Clutter

Create light and space. Open the curtains. Remove excess furniture and belongings, family photos and half the contents of storage spaces.

### 3. Clean the House

Make it sparkle, especially the kitchen, bathroom and windows. Remove all trace of pets. Stop bad odours with fresh air or fragrances.

### 4. Interior Update

Wobbly door handles, torn fly screens and squeaky doors can be easily fixed. Consider updating flooring or painting in neutral colours but remember that painting one dull room can draw attention to other unpainted rooms.

### 5. Inspect Through the Eye of a Buyer

Walk from the street and through every room, viewing your property through the eyes of a buyer. Make it easy for them to feel welcome and comfortable.



# For Rent

## 12 Byron Street, Sandy Bay

This superbly situated 1930s substantial property has been renovated with integrity to provide contemporary comfort whilst maintaining many of its wonderful original features. There is new quality carpet throughout the entire home, all rooms have been freshly painted and there are new roller blinds and off street parking for two cars.

**\$600/wk**



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2



[See more details](#)

## 4/11 Dalkeith Court, Sandy Bay

Well situated easy care top floor unit within a convenient distance from the University. Two bedrooms, main with built in wardrobe, second contains a handy wardrobe. Open plan living room with new heat pump just installed. Bathroom is being repainted and has a shower over bath and incorporates laundry area.

**\$350/wk**



2



1



1



[See more details](#)

## 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**



2



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



## Ground Floor, Wilson Building, 63-69 Letitia Street North Hobart

### Local Affordable Office

The property is situated on the corner of Letitia Street and Federal Street, within the Hobart inner city suburb of North Hobart, some 3kms from the Hobart CBD.

The North Hobart shopping precinct is within 1km of the property and provides excellent shops, restaurants and cafes.

The tenancy comprises a mostly open plan space with one partitioned office, and has an area of approximately 117 sqm, situated on the second floor of the Biggins Building.

Car parking is available on site at an additional cost per space.

The rent quoted is inclusive of statutory outgoings.

**\$23,403p.a** <sup>+GST</sup>

**117**

**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** m<sup>2</sup>

**ZONE Commercial**



[See more details](#)



## 1/40 Elizabeth Street, Hobart

Edwards Windsor a pleased to offer for lease this prime, corner retail tenancy, in the heart of the Hobart CBD. The building occupies the corner of Elizabeth Street Mall and Collins Street within close proximity to Cat & Fiddle Arcade and Centrepont Shopping Centre with surrounding tenants including H&M, JB Hi-Fi and Telstra.

**\$100,000p.a** +outgoings  
+GST

**117** m<sup>2</sup>

**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** m<sup>2</sup>

**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** m<sup>2</sup>

**ZONE Offices**



[See more details](#)