

HOBART TASMANIA

Property Magazine

2 April 2021

FREE

PROPERTY
OF THE WEEK

12 Smithurst Avenue South Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$595,000

12 Smithurst Avenue South Hobart

A Slice of Heaven

In a lovely bush setting with abundant birdsong, is this home nestled in the foothills of Mount Wellington offering a quiet and peaceful lifestyle. It's a short walk to the local bus route and only a 4.5 km drive to the centre of Hobart. You will welcome the garden produce and the abundance of fruit trees on offer, including almond, apricot, greengage and avocado.

In more detail:

- There are three bedrooms; two with built in robes.
- The original kitchen is neat and functional and looks out to a large deck which enjoys an outlook over man ferns and bushland.

[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



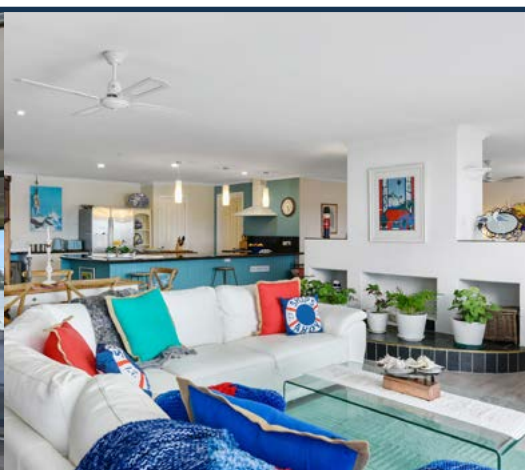
2/19 Shelmore Drive, Old Beach

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 3 1 2

[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.



\$1,049,000 4 3 4

[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

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](#)

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, 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](#)

2/92 Barrack Street, West Hobart

Well situated neat and tidy ground floor two bedroom unit right on the city fringe. It offers two bedrooms with bright leafy outlook with the master having large floor to ceiling built in wardrobes and a practical kitchen with pleasant outlook, cupboards, fridge and bench servery.

\$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.



Navigating the Building Inspection

If you are selling your home, it's best to get a detailed building report done prior to listing on the open market this will ensure that buyers cannot bluff you with a bogus issue mid campaign. Conversely, if there is an issue that requires attention, you can rectify it prior to going on the market.

Buyers are understandably hyper cautious prior to making a purchase. They are committing a large percentage of their wealth to one transaction. Plus they have no doubt heard one too many real estate horror stories. unconsciously, some buyers will often double the bad news and halve the good news.

It's best to get a detailed building report done prior to listing on the market. A poor building inspection can cause the buyer to reduce their offer or even crash the sale entirely.

What the exact issues are will determine whether it's commercially best to address the issues or simply disclose them to buyers. Even if you choose not to rectify the issues, at least you are aware of them. The best way to handle defects is full disclosure to the buyer. If you allow buyers to discover negatives of their own accord, caution and distrust in the buyer can build.

The best way to handle defects is full disclosure to the buyer. The law may state 'Caveat emptor, buyer beware' but decency suggests 'these are the issues you should consider...' It's a savvy approach.

Full disclosure builds trust between the seller, buyer and agent. It also avoids messy renegotiations as the buyer will ultimately discover the negatives if you attempt to hide them.

Most buyers can accept negative issues about a property and factor it into their offer accordingly. If there is the slightest suggestion that issues have been withheld or mothered, most buyers will simply (rightly) withdraw from negotiations or over play the extent of the issues. When it comes to defects, as mother used to say, 'Honesty is the best policy'.

if you keep advertising your property, people may start wondering what is wrong with it.

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.

\$650/wk



4



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.

\$475/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](#)

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 m²

ZONE Commercial



[See more details](#)



Ground Floor, 63-69 Letitia Street, Hobart

The property is situated on the corner of Letitia Street and Federal Street, within the suburb of North Hobart, some 3kms from the Hobart CBD. The tenancy comprises a mostly open plan space with one partitioned office, and has an area of approximately 117 sqm.

\$23,403p.a +GST

117 m²

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 m²

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 m²

ZONE Offices



[See more details](#)