

HOBART TASMANIA

# Property Magazine

23 April 2021

FREE

PROPERTY  
OF THE WEEK

## 1/40 Elizabeth Street Hobart PAGE 2



Edwards Windsor

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



# Property of the Week



## 1/40 Elizabeth Street Hobart Blue Chip Retail Opportunity

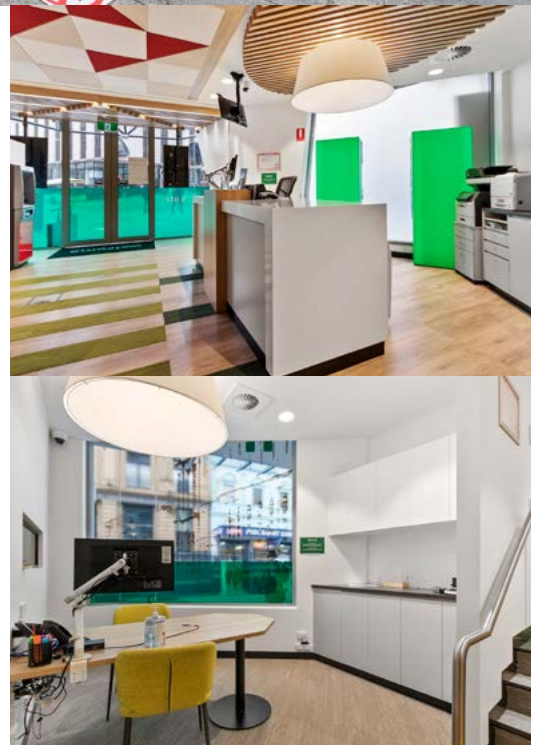
Edwards Windsor are pleased to offer for lease this prime, corner retail tenancy, in the heart of the Hobart CBD.

The building occupies the high profile corner of Elizabeth Street Mall and Collins Street within close proximity to Cat & Fiddle Arcade and Centrepoin Shopping Centre with surrounding tenants including H&M, JB Hi-Fi, Telstra and various hospitality operators.

The tenancy, of a high quality, modern fit out, consisting of mainly an open plan area with a partitioned office, kitchenette and equal access amenities.

Call now to secure this prominent, CBD corner tenancy, with exposure to high foot traffic, within close proximity to National and International retailers.

[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



## 39 Glebe Hill Road, Howrah

This is an excellent investment opportunity. Why? The house is only ten years old. It has those key features that are always in demand - three bedrooms, two bathrooms (one an ensuite), double lock up garage, fully fenced yard, covered entertainment area off the kitchen/dining that promotes indoor/outdoor living. The property is leased and managed by Defence Housing Australia (DHA).



**\$560,000** 3 2 3

[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

## 90 Wells Parade, Blackmans Bay

A three minute stroll to Blackmans Bay beach is this freshly updated 2 bedroom home. New floor coverings, freshly painted and a newly installed heat pump just to name a few. The light and bright open plan living area opens onto a spacious sunny deck, with magnificent views of the beach. The functional kitchen has plenty of storage and there is a separate laundry.

**\$440/wk**



[See more details](#)

## 17 Loina Street, New Town

Located in a quiet no through street is this very neat and tidy, well-presented fully fenced, three bedroom family home in just the perfect location and setting. From the beautifully landscaped gardens to the cubby house for the children, this home has something to offer everyone.

**\$520/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**

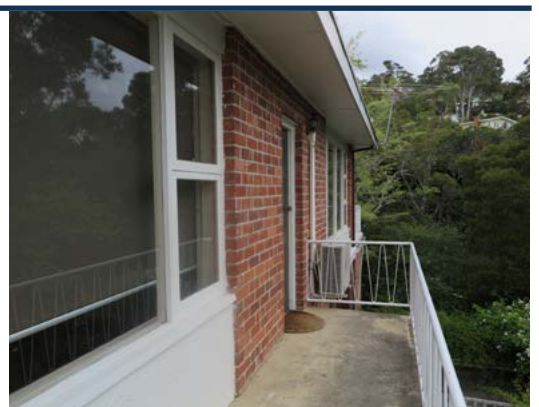


[See more details](#)

## 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

## 47 Robin Court, Lindisfarne

If you aren't currently working from home then this house may change your mind as it offers so much comfort and enjoyment it will be difficult to leave. Not only is it superbly situated for expansive views of the city and river, it offers numerous neutral points of separation both inside and externally for functional harmonious living.

**\$650/wk**



[See more details](#)

## 55 Kerria Road, Risdon Vale

Situated close to local school and within walking distance of shopping centre is this substantial four bedroom family home. Two living rooms both with heat pumps. Open plan kitchen captures plenty of natural light and overlooks decking and yard.

**\$450/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.

## What can we expect for the rest of 2021?

The property market is bouncing back faster than the experts had predicted.

This time last year it was all doom and gloom as the covid lockdown took effect.

Barring any unexpected global or national crisis that could reverse the current strong recovery, this is what I expect will eventuate for the rest of 2021.

Despite some economic support measures having ended, I expect the market to continue to power on. The strength of the property market barely dropped during the pandemic recession, with property prices edging lower for a brief period before surging upwards again in the last quarter of 2020.

Low housing stock poses the biggest challenge as homeowners hold off listing their properties for sale. Unprecedented buyer demand has boosted sales while the short supply of properties for sale is driving strong price growth.

Will property prices continue to rise?

It is estimated by the Commonwealth Bank that Australian households have saved an extra \$120 billion during last year's covid lockdowns than what they would normally have saved. The main reason for the savings is because overseas travel and social activities were restricted in 2020. We are now seeing a lot of this money going into the property market.

With borrowing costs lower than they have ever been it is likely that consumer confidence and demand for property will remain strong for this year. With the current low interest rates, in most cases, it is cheaper to be paying off a mortgage than to be paying rent.

While there are several factors that influence the property market, the main drivers of price growth are consumer confidence, low interest rates and population growth. Considering there are still some economic headwinds that can adversely affect the property market,

such as the slowing of population growth due to the closure of our international borders, there are still a combination of growth drivers that should lead to strong property price growth. (Besides, a return to general immigration as well as students back to Australia will recommence possibly later this year).

The factors that will support a strong property market are:

- Federal and state Government spending in infrastructure and other initiatives, besides creating employment, are good for the economy.
- Low interest rates are making borrowing cheaper than it has ever been. This makes loan repayments very affordable.
- The reassurance by the RBA that interest rates won't rise for at least 3 years is giving people the confidence to borrow.
- The relaxing of credit approval criteria allows many people to borrow more than they could before.
- International demand for Australian property is the strongest it has ever been. Australia is one of the most popular destinations for residential real estate from buyers across Asia.

In general property values should continue to increase throughout 2021. But always remember, there are multiple real estate markets around Australia..





# 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**

4



2



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](#)

## 1/2 Lauramont Avenue, Sandy Bay

Delightful two bedroom unit beautifully positioned to maximize sun all year round. Modern style kitchen with lots of cupboards, leafy outlook and includes fridge and microwave. Lounge area with balcony access and electric heating. Bathroom contains shower, vanity, toilet and is combined with laundry. It has good quality flooring throughout

**\$395/wk**

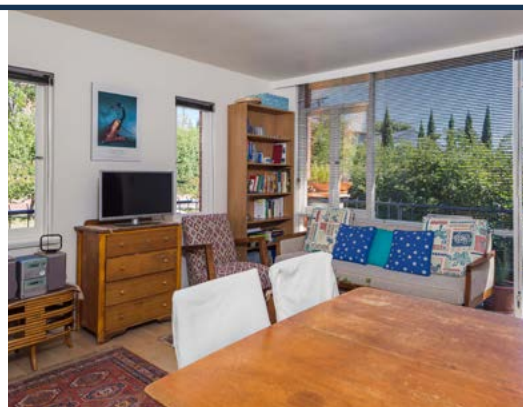
2



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**

**ZONE**

**Commercial**



[See more details](#)



## 49 Sandy Bay Road, Sandy Bay

Located at the boundary of Sandy Bay and Battery Point, these ground floor offices provide excellent exposure to a high volume of passing traffic and are close to the City and Salamanca. The tenancy incorporates a reception, three separate offices, boardroom and general office area, with an area of approx. 245 square metres.

**\$49,000p.a** +outgoings  
+GST



**245**

**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.

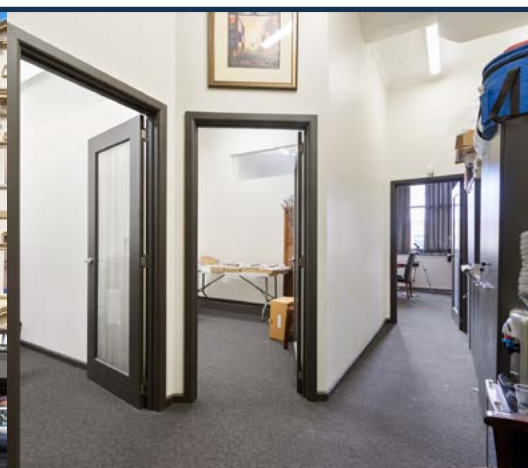


**\$82,270p.a** +outgoings  
+GST

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

**ZONE Commercial**

[See more details](#)



## Suite 12/64-68 Liverpool Street, Rosny Park

Located centrally in the Hobart CBD, between Liverpool and Argyle Street, the Bank Arcade is opposite the Brunswick Hotel and adjoining the Wellington Arcade, the level two office suite is your chance to lease an affordable, centrally located business premise. The tenancy has three partitioned offices.

**\$15,000p.a** +outgoings  
+GST

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

**ZONE Offices**



[See more details](#)