

HOBART TASMANIA

Property Magazine

30 April 2021

FREE

PROPERTY
OF THE WEEK

49 Sandy Bay Road
Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



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

49 Sandy Bay Road Sandy Bay High profile ground floor offices, with parking

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.

The premise provides the opportunity for excellent signage and has the added benefit of onsite parking, with up to 6 spaces available with the tenancy at a cost of \$185 psm per space, plus GST.

[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.

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

3/1 Bosco Drive, Glenorchy

Well presented, north facing, neat and tidy two bedroom home that comes fully fenced and gated. Master bedroom has a built in wardrobe. Freshly painted throughout. Kitchen with new oven to be installed (not in photos). Sunny living room with wood heater and soon to be installed heat pump.

\$370/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, 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

\$385/wk

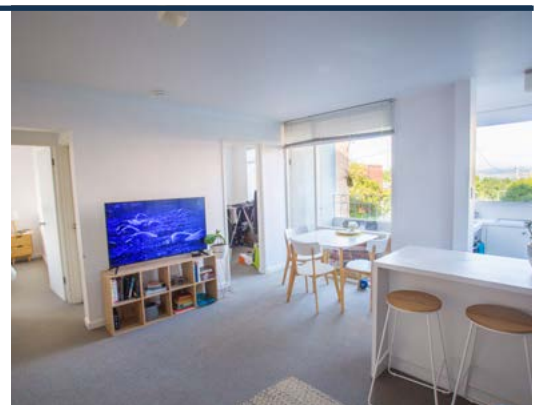


[See more details](#)

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.

Who are you moving in next door to?



In the smash comedy hit movie, 'Meet the Fockers', Robert De Niro plays the father-in-law from hell. If you are like Greg Focker and have crazy in-laws like De Niro's character Jack Byrnes, the good news is you probably don't have to live next door to them. Someone else does.

You can avoid crazy in-laws a lot easier than you can avoid crazy neighbours.

The one question home buyers often fail to consider – who are the neighbours, and will we be able to live harmoniously next door to them?

Given the many considerations a buyer is looking to fulfil in their purchase, meeting the neighbours before buying is one task many people unintentionally overlook.

The right neighbours can become lifelong friends and make your time in a home all the more enjoyable.

Unfortunately, the opposite is equally true. The wrong neighbour can make living in the home unbearable.

Inner city living in particular is about confined space and compromise – the same often goes for apartment living. An underrated aspect of buying a property is a simple door knock of the street or the immediate location. A quick hello to the neighbours highlighting you are considering buying the property currently up for sale will bring you a wealth of local information, information the agent is unlikely to know and/or divulge.

Just as you are looking for nice neighbours, so too are the residents who will remain living in the street or apartment block after the sale has been concluded. When a property does go up for sale, many people

cautiously say to themselves or their partner 'oh I hope we get good neighbours'. Good neighbours make day to day life more enjoyable.

What is a good neighbour?

A good neighbour is not a new best friend nor is it someone interested in the minute detail of your life. A

good neighbour first and foremost respects you and your right to the enjoyment of your home and you in turn theirs. This means being considerate of each other's space and tolerant as issues arise such as parties, DA applications with the local council, sharing joint costs and a whole heap more.

In essence, to have a good neighbour, you first must be a good neighbour.

Many neighbours have and will continue to fall out in the Inner City over DA applications. In fairness, they are not always the easiest circumstances to negotiate either. In simple terms, if you are putting the DA into council – aim to be considerate of the impact on the immediate neighbours and understand planning guidelines before submitting an elaborate design that stirs the entire postcode up. If you live next to an underdeveloped site, you are best off accepting the development approval of some kind which is likely to be granted at some stage. Land is just too valuable in the Inner City to leave it underdeveloped.

Many agents will attest to listing properties where the vendor's true motivation to sell is to get away from the neighbours and neighbourhood.

There may be no greater motivation to buy the right home with nice neighbours, and avoid meeting the Fockers of this world.

For Rent

5/123 Channel Highway, Kingston

This beautiful 2 Bedroom unit is one of 6 units located in close proximity to Channel Court shopping centre and Kingston town centre. This recently built unit has an open plan living area overlooking the garden, and is heated by a reverse cycle heat pump.

\$425/wk



[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

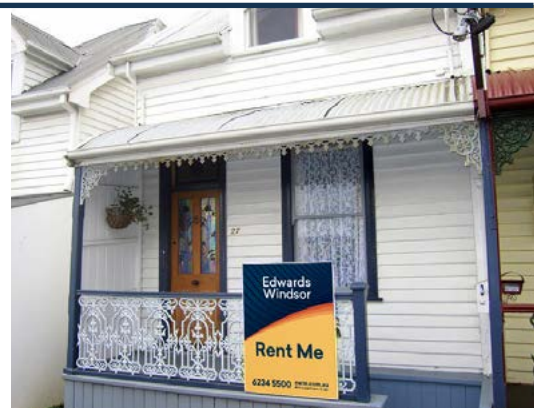


[See more details](#)

27 Lillie Street, Glebe

This lovely conjoined cottage is perfect for a couple or single who wants a convenient city lifestyle with the comforts of home. There is a cosy lounge with wood heater, perfect for those winter nights and separate dining room with two upstairs bedrooms. The sunny kitchen and bathroom have polished floorboards.

\$425/wk



[See more details](#)

1/83 Gouburn Street, Hobart

This one of a kind property not only boasts an ideal location, but also plenty of living space and a flexible floor plan. The apartment features a modern kitchen with room for a dining table, two good sized bedrooms on the lower level, and a smaller sized room off one of the bedrooms that could be used as a study, dressing area or extra living.

\$460/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



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 ^{+GST}

117

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.

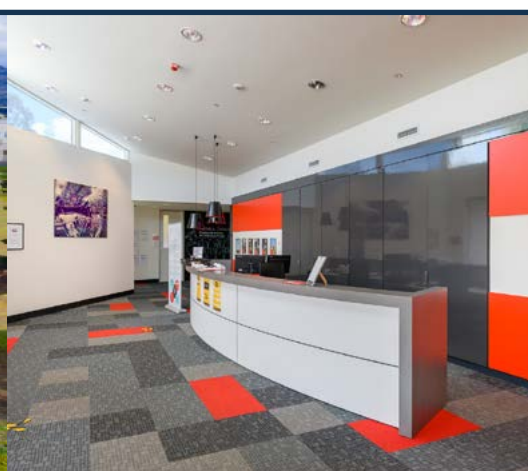
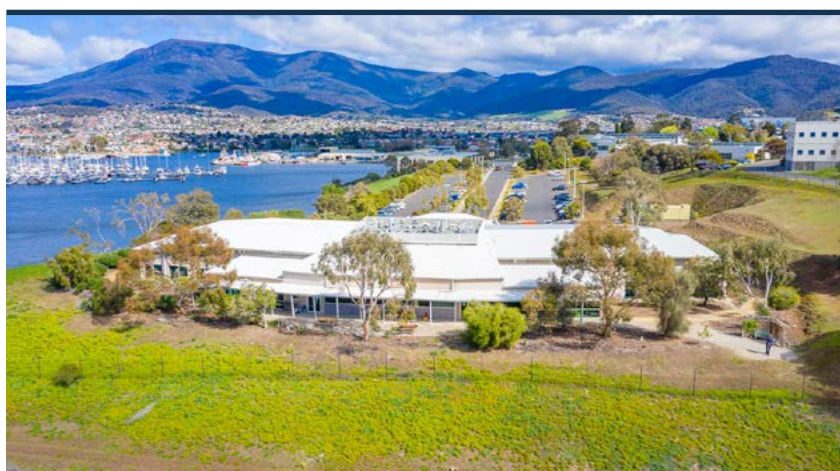
\$60,000p.a +outgoings
+GST

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, with access to shared expansive break out areas, kitchen facilities and amenities.

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 m²

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 m²

ZONE Offices



[See more details](#)