

HOBART TASMANIA

Property Magazine

9 April 2021

FREE

PROPERTY
OF THE WEEK

9 Beach Road Margate PAGE 2



Edwards Windsor

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

Property of the Week



\$679,000

9 Beach Road Margate

An imposing home in the centre of 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 (complete with road signs and traffic light), picnic areas, a fully fenced one hectare dog park and triple lane boat ramp.



[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 Esplande, 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](#)

923 Grasstree Hill Road, Grasstree Hill

Looking to escape the rat race but need city proximity? Well have a look at this north facing, private and secluded property that comes fully fenced and boasts a fantastic double garage come workshop. It offers two bedrooms with the main having built in wardrobes and an open plan kitchen with lots of cupboards and bench space.

\$450/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.

\$630/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](#)

35 Karoola Road, Lindisfarne

This recently renovated home sits high on the hill in popular Lindisfarne and boasts some of the best views in Hobart. Looking out towards the Tasman Bridge, Casino and Derwent River from the main living areas, it has a cosy feel but has been modernised to appeal to all tenants.

\$490/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 Pays the Advertising Costs?

Many agents advertise to promote themselves, and not your property. In the past twenty years, real estate advertising has increased as much as twenty times. In most areas, the number of sales being made today is the same as twenty years ago.

Home sellers are often pressured to pay thousands of dollars for advertising. This is a needless expense because very few properties are ever sold because of advertising.

Be Reasonable About Advertising

Advertising will rarely sell your property. Too often home sellers make the mistake of demanding advertising for their properties.

The previous hint for selecting an agent advised you to not pay advertising costs, but this does not mean that you should make unreasonable demands upon your agent for needless advertising. Be reasonable about advertising.



Buyers who want to buy in your area know the area. It is the area that attracts them, not advertising. It is a waste of time, money and energy to place advertisements in publications that reach thousands of people who will not buy in your area.

The media your agent chooses to expose your property in is also important. Many buyers are now Generations X and Y, and these people do not read newspapers nearly as much as do 'Baby Boomers'. Agents who rely on newspaper advertising are quickly becoming old fashioned.

Your agent needs to be an expert in Internet Marketing, and should not necessarily 'follow the crowd' by advertising heavily on third-party websites, either.

Here is what your agent should be doing to find a buyer for you:

- Your agent's office should be open 7 days;
- Your agent should be sending email Home Alerts to thousands of buyers every week;
- Your agent should have large numbers of signs in the area;
- Your agent should be an expert at directing enquiry to his or her agency's website.

This will bring the best buyers to your agent and your agent will then qualify the buyers and bring the right ones to your property. That's how most properties are sold.

If your property is not selling there are usually only two reasons: the agent is incompetent or the price is too high.

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](#)

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](#)

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](#)

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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 m²

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 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](#)