

HOBART TASMANIA

# Property Magazine

14 May 2021

FREE

PROPERTY  
OF THE WEEK

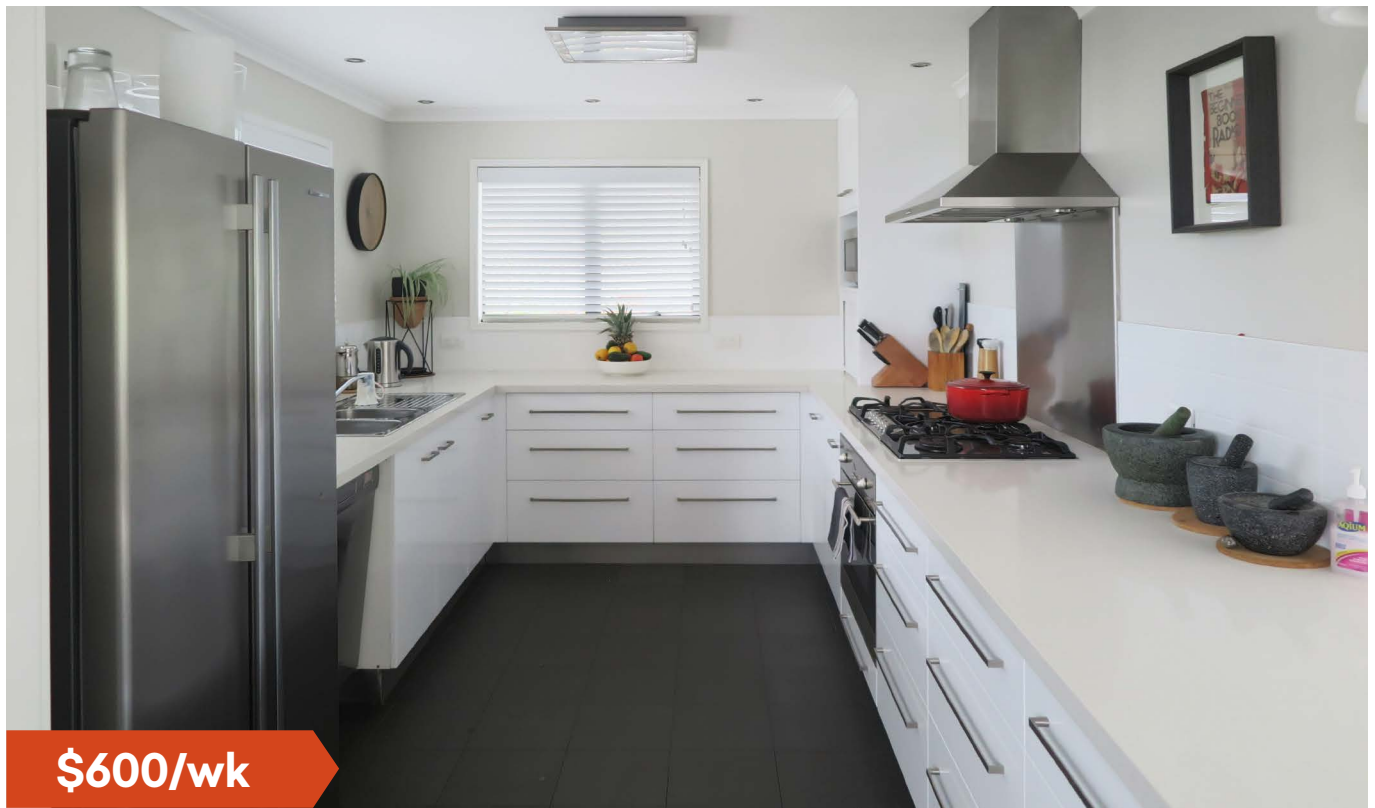
## 47 Robin Court Lindisfarne PAGE 2



Edwards Windsor

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

# Property of the Week



**\$600/wk**

## 47 Robin Court Lindisfarne

### Serene Seclusion

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.

#### Features & Benefits

- Master bedroom with own balcony, walk in wardrobe and ensuite.
- Second and third bedrooms will accommodate queen beds and have built in wardrobes.
- Fourth bedroom is a single or a great home office or study.

[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

## 48 Carlton Street, New Town

This lovely weatherboard cottage is conveniently located close to schools, shops and services. Beautifully presented both inside and out the 3-4 bedroom home offers versatile living accommodation decorated in warm neutral tones with polished floorboards.

**\$475/wk**



[See more details](#)

## 4 Courtleigh Place, Blackmans Bay

This modern house has three large bedrooms with a spacious bathroom that includes a spa bath. The kitchen opens to a dining room overlooking the large deck area suited to entertaining. With public transport at your door and Blackmans Bay Beach only 15 mins walk away, you will find everything you need within a short distance.

**\$460/wk**



[See more details](#)

## 3/138 Melville Street, Hobart

Rarely will you find a property of such calibre being offered for rent, in such a secure, private location, within easy, short walking distance to the Hobart CBD, many coffee shops, restaurants and the Waterfront and Salamanca Precincts. Upon entering the well maintained, small, secure gated complex, it is easy to forget that you are still in the heart of the city.

**\$780/wk**



[See more details](#)

## 3 Logan Street, Battery Point

This is the perfect family home situated in the heart of Battery Point, within easy walking distance to Salamanca, restaurants and cafes, schools, parks, the waterfront and the Hobart CBD. Upstairs is the private master bedroom suite with built in wardrobes, access to the private balcony, spacious ensuite with spa bath and a separate large storage room.

**\$600/wk**



[See more details](#)

# For Rent

## 655 Huon Road, Fern Tree

This light filled, cleverly designed, split level, character family home is set back on the hill in a beautiful, peaceful, private bush setting but within close proximity to many bike and walking tracks. Offering three bedrooms, two separate living areas and a functional kitchen, with polished concrete floor, plenty of storage, wall oven and gas cooktop.

**\$595/wk****3****2****3**[See more details](#)

## 7 Wendy Avenue, Clarendon Vale

This three bedroom home has been freshly renovated throughout, with quality fixtures and fittings, top to bottom, inside and out! This home is situated in a quiet cul-de-sac on a huge level allotment with manicured gardens and fully fenced. The three bedrooms are double in size, the sparkling family bathroom is perfect for everyone.

**\$395/wk****3****1****2**[See more details](#)

## 15 Aberdeen Street, Glebe

This spacious two bedroom property is situated within easy walking distance to the CBD, and has stunning street appeal. with reverse cycle air conditioner. The house consists of a large living space with high ceilings, a separate lounge and dining room, with a kitchen leading to a private leafy courtyard.

**\$450/wk****2****1****0**[See more details](#)

## 1/5 Kingfisher Street, Kingston

This well presented two bedroom unit is one of only two on the block and is in a quiet area of Kingston while still being close to all services. The living area is open plan with electric heating and the well appointed kitchen has plenty of bench and cupboard space.

**\$380/wk****2****1****1**[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.

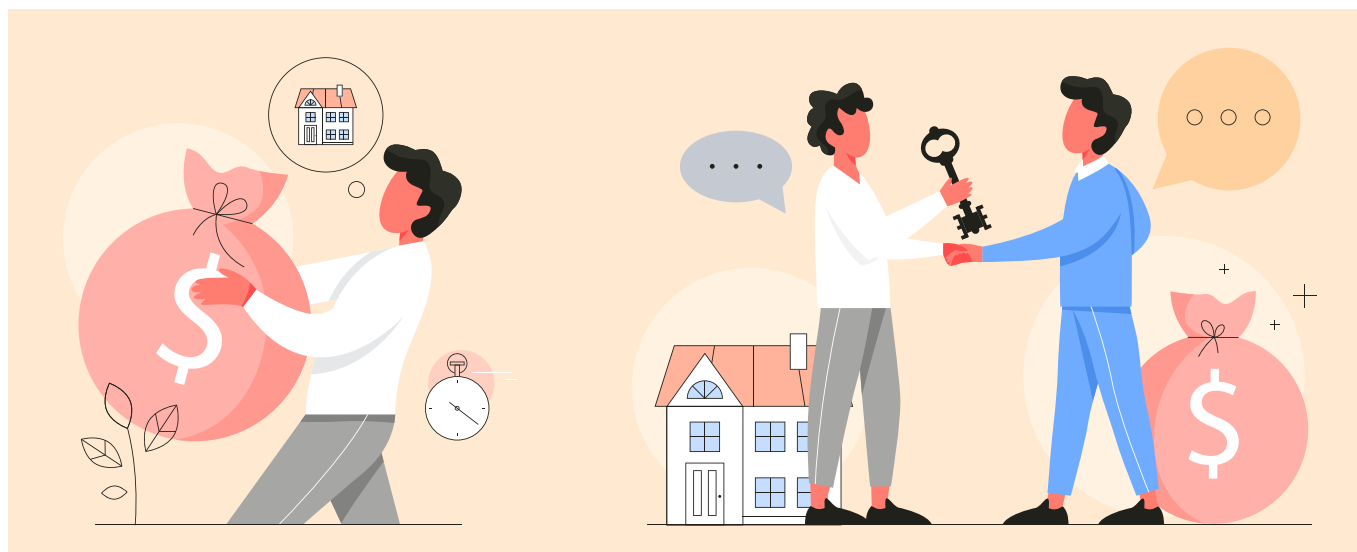


**Let Edwards Windsor look after your commercial and residential property**

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.



## How much does it cost to sell a house?

When choosing an agent to sell your home don't make the mistake of only looking at the commission rate each agent charges. If you base your decision on commission alone you will be in for an unpleasant surprise.

So, how much does it really cost to sell your home?

There are three costs to consider when choosing an agent.

- **The agent's commission rate.**
- **The amount of advertising and marketing they are asking you to commit to.**
- **Finally, the cost of underselling. This is the biggest cost and it's a "hidden" cost. More on this and how you can avoid it later.**

Typical agent fees average between 2% to 4%. Some agents will offer a lower commission but charge higher marketing fees and upfront advertising costs. Many property owners are talked into committing to unnecessary and expensive advertising campaigns. These can typically range from \$5,000 to \$25,000, and are payable regardless of whether you sell or not.

To cut costs some sellers hire a discount agent. What these sellers don't realise is, in order to survive, the discount agent is more concerned

with getting the property sold regardless of the price. This often leads to selling your home at a lower price. What if the buyer was prepared to pay, say \$100,000 more, but your agent couldn't get it from because of their poor negotiation skill or because of their choice of selling method. The amount you lose could be as much as 10% or more of your selling price.

In their quest to find the best agent some sellers get derailed and start looking for the best deal. These are two different things. It's critical that you evaluate agents on their marketing and more importantly their negotiation skills. Their negotiation skill will determine whether they are skilful enough to get the buyer's highest price for your home or not. If they are not skilled they will undersell your home and you stand to lose hundreds of thousands of dollars, and guess what, you won't even know it.

Another area to be careful of is the method of sale you are encouraged to use. If your agent's preferred selling method focusses on your lowest price, or your reserve, and not on the buyer's highest price, you are again at risk of underselling your home. The method of sale and your agent's negotiation skill level will have the biggest bearing on how much more you end up with in your pocket, than any concession you may get in their commission rate.

# For Rent

## 52 Thompsons Road, Huonville

The home features 4 bedrooms, all with built-ins and the master with a walk-in robe. There is a modern kitchen complete with gas cooking and dishwasher, which opens up to the large open plan living space, featuring large windows to let in the sun and views of the luscious greenery outside.

**\$600/wk**



[See more details](#)

## 10/32 Cato Avenue, West Hobart

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.

**\$390/wk**



[See more details](#)

## 2/19 Gatehouse Street, Moonah

Located close to the Moonah shopping precinct, this one bedroom home is within walking distance to cafes, restaurants, supermarkets and green spaces. The combined kitchen/living features plenty of space and a small electric cooktop, with an electric heater to warm the area. Sorry, no pets considered.

**\$200/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



## 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.



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

**245**

**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** <sup>+GST</sup>

**117**

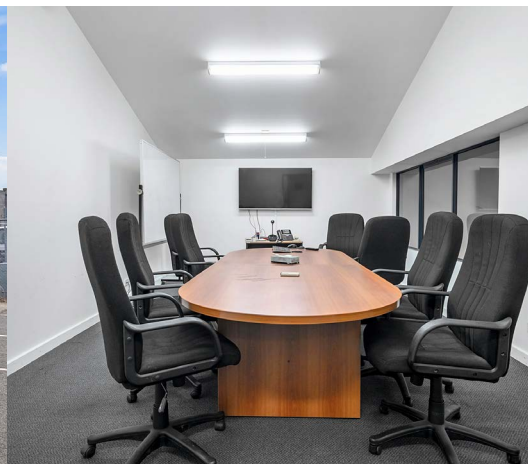
**ZONE Commercial**



[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.

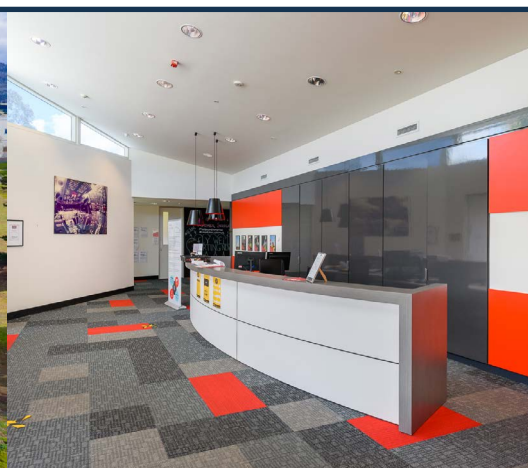
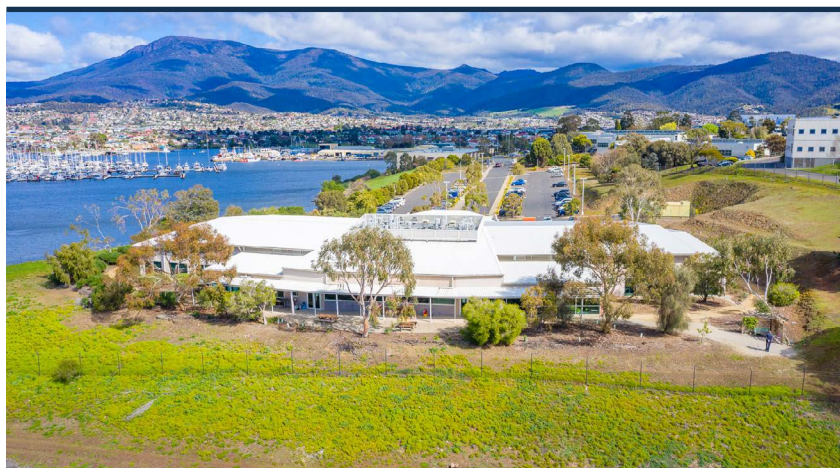
**\$60,000p.a** +outgoings  
+GST

**m<sup>2</sup> 344**

**ZONE Commercial**



[See more details](#)



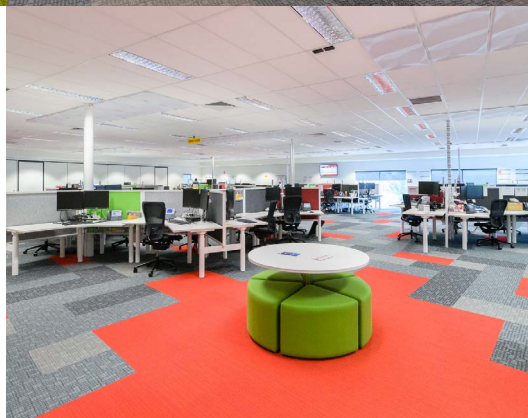
## 5 Longreach Avenue, Dowsing Point

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**

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

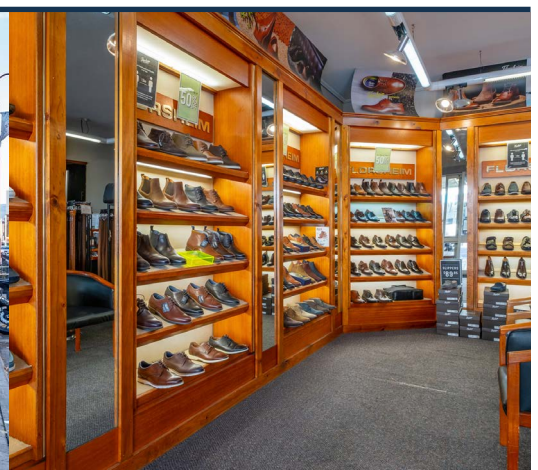
**\$82,270p.a** +outgoings  
+GST

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

**ZONE Commercial**



[See more details](#)



## 145 Liverpool Street, Hobart

High profile retail tenancy, located close to the Murray Street intersection, in the heart of the Hobart CBD retail area. The premises comprises a 50sqm retail area at the Liverpool Street frontage, with an extensive storage area at the rear of approx 100sqm.

**\$48,000p.a** gross  
+GST

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

**ZONE Offices**



[See more details](#)