

HOBART TASMANIA

Property Magazine

21 May 2021

FREE

PROPERTY
OF THE WEEK

22B Maranoa Road
Kingston PAGE 2



Edwards Windsor

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

Property of the Week



22B Maranoa Road Kingston

Bluechip location central to all your lifestyle needs

Boasting a warm and friendly setting, take advantage of this highly convenient location only a couple of minutes' walk to the Kingston shopping precinct. Two generous size bedrooms, one fitted out with floor-to-ceiling built in robes.

Open plan kitchen flows into the expansive living area which is filled with natural light from the large windows on the adjacent verandah.

Key Features:

- Approximately 500m to Kingston shops
- Low maintenance
- 2 spacious bedrooms
- Large separate laundry

[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



4/5 Waverley Avenue, Lenah Valley

Offered for sale is this circa 1975 two Bedroom Unit, nestled in one of Hobart's most delightful suburbs. Enjoy close proximity to Calvary Hospital, Lenah Valley cafés, shops and more whilst remaining a stones throw away from the city. A property to suit a first home buyer or investor alike with plenty of features to appeal to both.

\$560,000



[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



[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.

\$600/wk



4



2



2



[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



3



1



2



[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



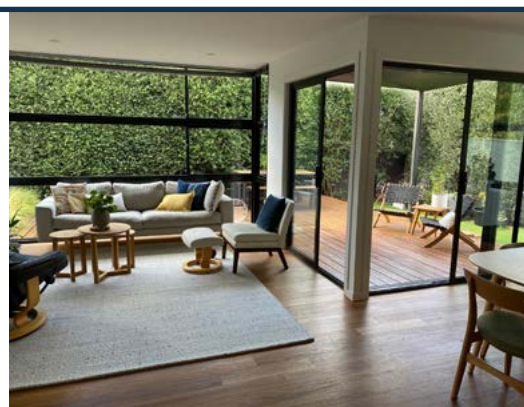
3



2



2



[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



3



2



2



[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



[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.

\$375/wk



[See more details](#)

4 Butterworth Street, West Hobart

Situated on a level easy care block, just behind Hill Street Grocer, is this very well presented bright and airy family home. The home comprises of three bedrooms, all with polished floorboards, two with built-in wardrobes, as well as an additional fourth room which could be used as a study or formal dining

\$560/wk



[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



[See more details](#)



Free Publications

Contact us today to receive or subscribe to a number of great free publications we have on offer!

Check out our website at ewre.com.au to see the full list of what's available!



Investment pack includes: Getting Started - First steps to becoming a real estate investor, How to Identify Hotspots and Hobart Location Report



The Market is What the Market is!

When selling what is probably your most valuable asset, the family home, it should come as no surprise that presentation plays a vital role. The person responsible for the presentation of your home is you, just as the agent is responsible for the marketing and negotiation.

Buying a home is an emotional process and the feel of a home is usually more important than the price. Therefore first impressions can create permanent opinions and feelings about the home, so for the best results set a positive mood for prospective buyers. You want buyers to fall in love with your property, so give it that loved look and feel.

When your home presents better than others it will appeal to more buyers and will increase your chances of selling quickly and at a better price.

Once you have presented your home as best you can, you then must select a competent agent, one you can trust to market and negotiate on your behalf. The final price you receive will then be the best available market price.

Neither you nor the agent control the market. The market is what the market is. But you can control the presentation of your home and your agent can control the marketing and negotiate the best price for you. This can mean thousands of dollars in or out of your pocket. A good agent will persuade buyers to inspect your property and to buy it in preference to other properties on the market.

Don't allow the state of the market to affect your plans either. Some people put their plans on hold waiting for a better market.

But when you are selling and buying at the same time it makes little difference what the market is doing. In a down market you may sell for less but you can also buy for less. If you wait for the market to improve in order to sell for more you will also be paying more when you buy.

Don't waste your life waiting for a better market, make the move to where you want to be living.

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.

\$590/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](#)

6/87 Cavenor Drive, Rokeby

This double storey two bedroom townhouse is clean, modern and conveniently situated to a plethora of local services, shops, school and playgrounds. The property features two double bedrooms with built in wardrobes, fully carpeted and complemented with night and day roller blinds. The main bathroom has separate bath and shower with vanity and mirror.

\$375/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 ^{+GST}

m² 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



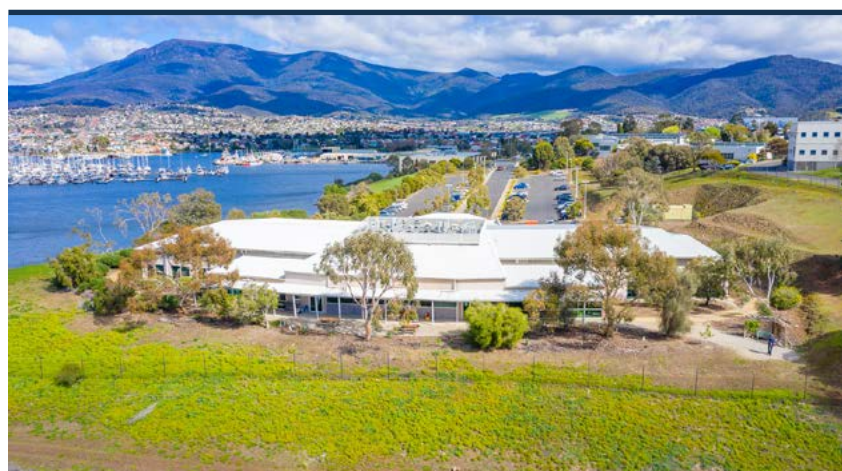
344

ZONE

Commercial



[See more details](#)



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.

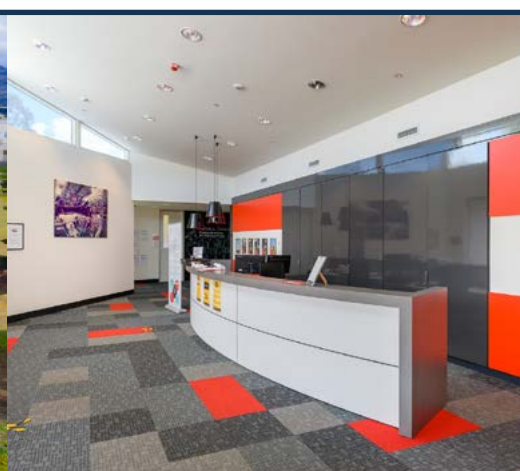
By Negotiation



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

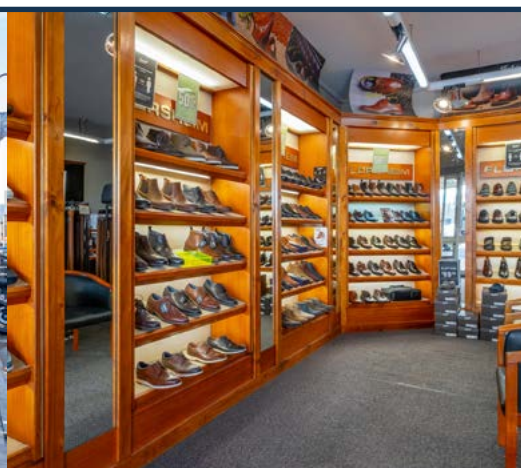


367

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

ZONE Offices



[See more details](#)