

HOBART TASMANIA

# Property Magazine

28 May 2021

FREE

PROPERTY  
OF THE WEEK

## 5a Lansdowne Crescent West Hobart PAGE 2



Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



**\$650/wk**

## 5a Lansdowne Crescent West Hobart

### Highly Desirable

Superbly situated in the heart of West Hobart and ideally positioned within walking distance to benefit from the huge range of amenities on offer. These include Hill Street Grocer, local butcher and chemist, cafes and restaurants, playgrounds and transport on your doorstep.

#### Features & Benefits

- Three sizable double bedrooms fully carpeted.
- Beautiful polished floorboards in living and dining rooms.
- Quality window furnishings throughout.
- Modern bathroom with walk in shower, separate bath with new vanity and mirror.
- Fully fenced and gated.



[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](#)

## 1/54 Mawhera Avenue, Sandy Bay

Located within a short drive from the Sandy Bay shopping centre, local cafes and UTas Sandy Bay, with easy access to Churchill Avenue and public transport and with level access to the property, is this well presented, spacious two bedroom unit.

**\$400/wk**



2



1



1



[See more details](#)

## 1/82 Sandy Bay Road, Battery Point

Situated in Beaumaris Gardens, a quiet, secure, gated complex within easy short walking distance to Hobart CBD, Salamanca, the waterfront and many superb cafes, restaurants, bars, galleries, and speciality shops, is this modern, beautifully presented, three bedroom, two bathroom town house with off street parking for two vehicles.

**\$695/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](#)

## 18/13-15 Regent Street, Sandy Bay

This top floor two bedroom unit is located within a popular block in Sandy Bay. The unit has a modern kitchen, vanity, carpet and vinyl throughout. It also includes a fridge, washing machine and built-in wardrobes in both bedrooms. The bedrooms and bathroom are upstairs from the main living area and kitchen.

**\$390/wk**



[See more details](#)

## 2/18 Allambee Crescent, Glebe

Here you will encounter a beautifully created landscaped garden. Complete with sandstone pathways and native plants leading to delightful sheltered pockets of outdoor enjoyable space to appreciate the mountain and city scape views. Master bedroom with ensuite and sweeping city and mountain views.

**\$595/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

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



## How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

### The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

### The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets

and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

### What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

### Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.



# 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](#)

## 2/48 Ripley Road, West Moonah

This updated 2-bedroom villa unit is sure to impress with its expansive water views, tranquil setting and all day sun. Freshly painted throughout with new carpet and blinds. Both bedrooms have built ins, ensuring plenty of storage space. The bright sunny bathroom has a separate shower, bath and vanity.

**\$400/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.

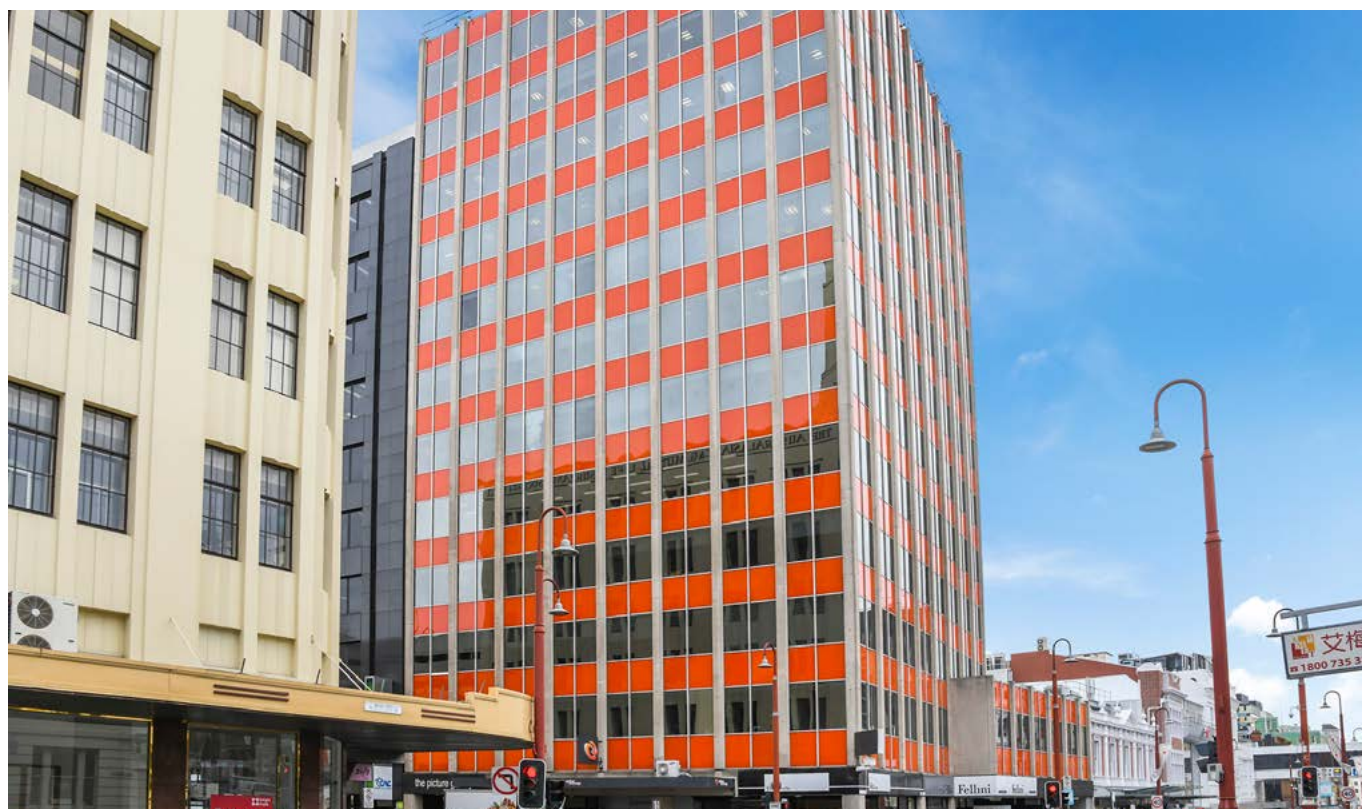
**\$430/wk**



[See more details](#)



# For Lease



## 12/39 Murray Street Hobart

### Iconic Office Building

39 Murray is an iconic office building, located in the heart of the Hobart CBD. Ideally positioned on the corner of Murray & Collins Street, it commands sweeping views of the harbour and city.

The building has undergone a major refurbishment, comprising upgrades to the main entrance foyer, passenger lifts, bathrooms, kitchens, lift lobbies, tenancies and essential services.

A tenancy of approximately 208 sqm on the 12th floor is now available for lease. The tenancy is being offered with existing fit-out, which includes a well appointed kitchen, meeting room, three offices and an open plan office area - move in straight away.

**\$66,000p.a** <sup>+GST</sup>



**208**

**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



## Rear Ground Floor 237 Elizabeth Street Hobart

### Inner City Showroom and Workshop

A rare opportunity to lease a showroom and workshop tenancy, on the northern fringe of the Hobart CBD.

The property is located near the corner of Elizabeth and Warwick St, in an area ideally suit the current use.

The tenancy comprises a showroom with a large 'L' shaped workshop to the rear.

The premise was previously used for the display and storage of marble products and would suit a wide variety of similar uses, including car repair, window repair, display and storage etc. .

Car parking is available on site.



**\$55,000p.a**



**394**

**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



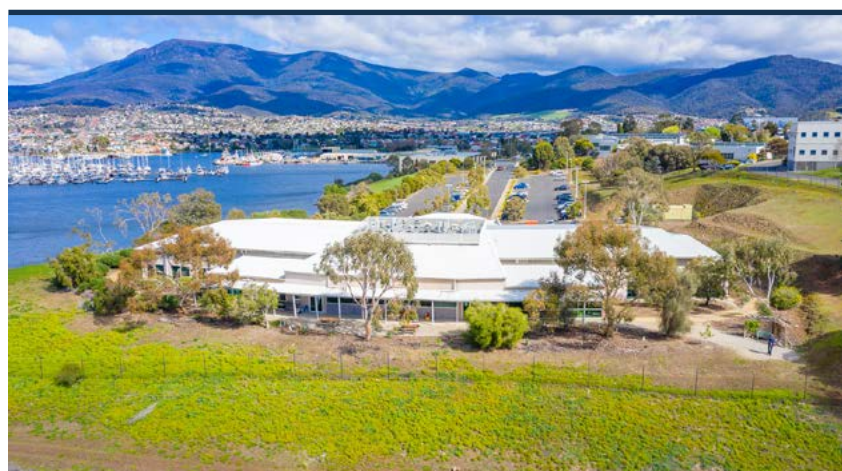
**344**

**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.

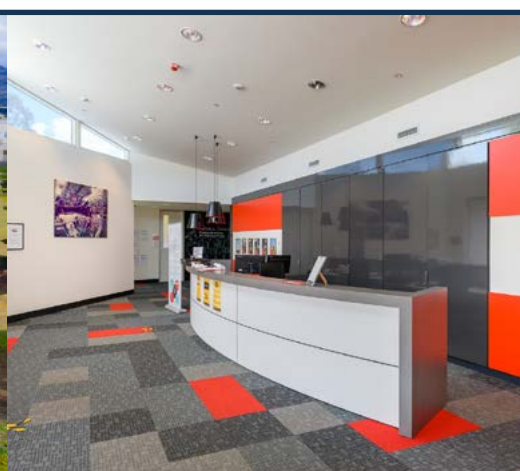
**By Negotiation**



**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

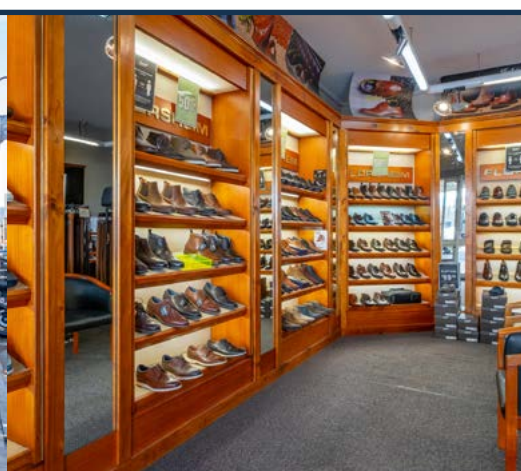


**367**

**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](#)