

HOBART TASMANIA

Property Magazine

11 June 2021

FREE

PROPERTY
OF THE WEEK

6/191 Harrington Street
Hobart PAGE 2



Edwards Windsor

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

Property of the Week



Expressions of
Interest

6/191 Harrington Street Hobart

Luxury Living on the City Fringe

Offered for sale is this luxurious, delectable apartment on the fringe of the city. Built in 2007 with functional space in mind enjoy a great floorplan and entertaining spaces for all times of day and all types of weather. Mere minutes' walk from both Hobart's CBD and the North Hobart eateries enjoy the best that Hobart and surrounding suburbs have to offer, without being stuck in the middle of the city. So what does 6/191 Harrington Street have to offer?

- 2 double sized bedrooms with built ins
- Main bedroom with ensuite
- 2 modern bathrooms
- Modern kitchen with great sized island bench
- Open plan kitchen, living and dining
- 2 entertaining patios



[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).

\$269,950



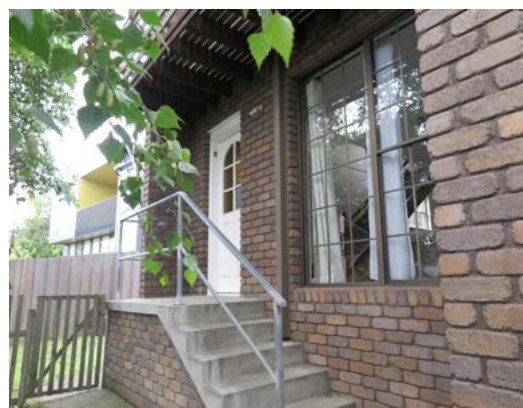
[See more details](#)

For Rent

2/2 Forest Road, West Hobart

This two bedroom unit is set in a quiet leafy area, conveniently located within walking distance to the CBD. Downstairs you will find the open plan living and kitchen area, which is serviced by a heat pump. The updated kitchen includes plenty of cupboard and drawer space.

\$450/wk



[See more details](#)

1/82 Sandy Bay Road, Battery Point

Situated in Beaumaris Gardens, a quiet, gated complex within easy short walking distance to Hobart CBD, Salamanca, the waterfront and many 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

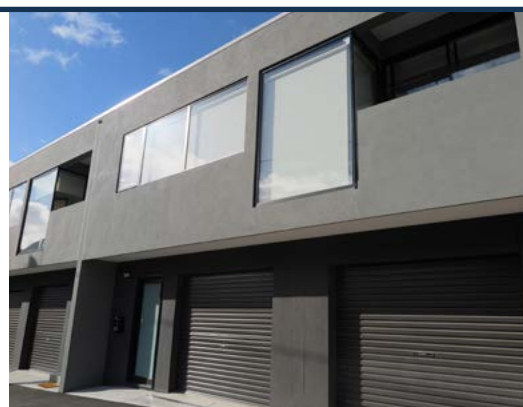


[See more details](#)

1/207a Campbell Street, North Hobart

Nestled away, this modern furnished apartment offers everything for the contemporary tenant looking for a city lifestyle. Offering two genuine double bedrooms, both complete with built in wardrobes, fully carpeted and with the benefit of skylights. The living area is open plan to the well-appointed kitchen and has a small "Juliette" style balcony adjoining.

\$580/wk



[See more details](#)

24 Coolabah Road, Sandy Bay

Situated in a quiet cul-de-sac, this 3 bedroom home features a generous open-plan living and dining area which receives plenty of natural sunlight and provides beautiful views over the Derwent River. Freshly painted and with new carpet throughout, the house is heated by a reverse cycle heat pump, and each of the three double bedrooms has built in storage.

\$550/wk



[See more details](#)

For Rent

7 Jimbirn Street, Berriedale

This large family home will delight those looking for extra living space with the additional bonus of having a lovely garden to enjoy without the upkeep. The large, versatile space will suit a range of family dynamics and those wanting to work or study from home.

\$450/wk

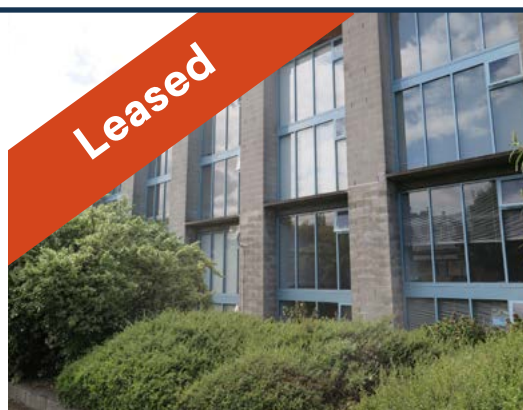


[See more details](#)

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](#)

5a Lansdowne Crescent, West Hobart

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.

\$650/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



Employing a Selling Agent

When employing an agent to market and sell your home, ensure you are clear about what you expect in an agent. Prior to meeting any agent, take 15 minutes to write down several points on what is important to you in a real estate agent.

Real estate agents often spruik their clearance rates or their profile in the marketplace. These can only be considered secondary benefits for a home seller, at best.

The digital footprint can haunt the sale well into the future. The true determinant of a good agent is their ability to deliver a premium price in a risk-free and stress-free manner. You will only sell your property once. Therefore, it is crucial that you get the right price when you go to the market. When agents want your business, they will often take you down different paths selling secondary benefits and products. You are likely to be pitched items such as premium internet advertising, off-market trades, illuminated signboards and bigger brochures. Relate any offering and suggestion back to your primary goal – a sale at the highest price in a risk-free and stress-free manner.

Agents that constantly focus on getting the property 'sold' as opposed to achieving you the 'best possible price' are signalling their intent. The best sales people are not high pressure 'closers' they are calm, professional and supportive in providing you with the right information. They are assertive but they are not aggressive. Before employing any agent to sell your property, meet with them several times to gain a sense of their style.

Your selected agent is going to be your guide throughout the campaign. Therefore, it is crucial that there is mutual respect and trust. An agent that can attain a sale in a booming market is a commodity. An agent that can deliver a premium sale price in a risk-free and stress-free manner is a prized asset during a campaign.

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



4



2



4



[See more details](#)

2/32a Pillinger Street, Dynnryne

Clean and fresh one bedroom unit with a picturesque outlook onto the trees and rivulet. Features an open plan living, dining and kitchen, as well as a good sized bedroom with built in. The bathroom includes space for a washing machine. Easy walk to the CBD and University.

\$280/wk



1



1



1



[See more details](#)

7/40-44 Tasma Street, North Hobart

This neat and tidy unit is located less than a 5 minute walk from the bustling North Hobart strip. Featuring a large main bedroom, a warm and sunny living room, and a smaller second bedroom/study, the unit has a flexible floor plan that can be altered to suit. Please note: laundry facilities are not included.

\$340/wk



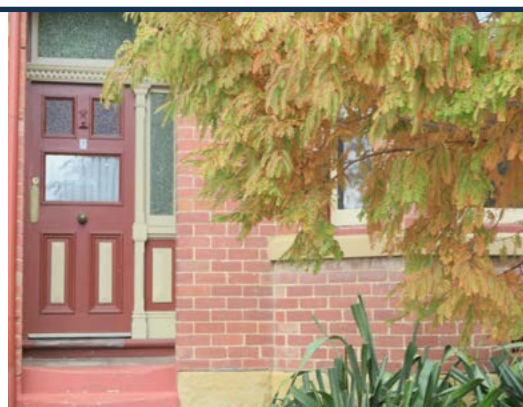
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1



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[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



3



1



1



[See more details](#)

For Lease



Front Tenancy, Level 2, Biggins Building, 63-69 Letitia Street North Hobart

Studio/Office

Located within the former Hobart High School complex, on level 2, is a studio/office tenancy available for lease.

The property is located on the northern corner of Letitia St and Federal St, some 3 kms from the Hobart CBD, within the sought after inner city suburb of North Hobart.

The premises is situated at the front of the Biggins building, providing excellent natural for a studio or office use.

The tennacy has an area of approx 100sqm.

Parking on site is available for lease.



\$18,373 p.a +outgoings



100

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](#)

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](#)



First Floor, 163 Macquarie Street, Hobart

These first floor offices are located in the Macquarie Street professional corridor. The premises comprise three large offices are available for lease now at the economical figure of \$13,000 per annum, plus GST, inclusive of outgoings.

\$13,000p.a +GST



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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

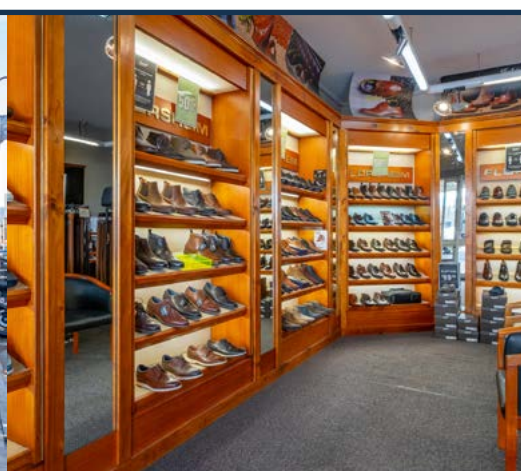


367

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](#)