

HOBERT TASMANIA

Property Magazine

18 June 2021

FREE

PROPERTY
OF THE WEEK

Suite 12, 64-68 Liverpool St
Hobart PAGE 2



Edwards Windsor

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

Property of the Week



Suite 12/64-68 Liverpool Street Hobart

Character and Affordable CBD Offices

Located centrally in the Hobart CBD, between Liverpool and Argyle Street, the Bank Arcade is opposite the Brunswick Hotel and adjoining the Wellington Arcade, the level two office suite is your chance to lease an affordable, centrally located business premise.

The tenancy has three partitioned offices.



\$12,500 p.a. + GST
+outgoings



ZONE Commercial

[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



6/191 Harrington Street, Hobart

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.

Expressions of
Interest



[See more details](#)



199 Gallaghers Road, Flowerpot

This bush block at the end of Gallaghers Road comprises 2.981 hectares (7.36 acres) of bushland with a road (4 wheel drive accessible) that runs from the bottom of the block to the top. The land flattens out at the top with plenty of room to build your bush retreat (as always, subject to Council approval) or pitch your tent and enjoy the seclusion. This part of the land was cleared a few years ago but it's a little overgrown now.

\$80,000

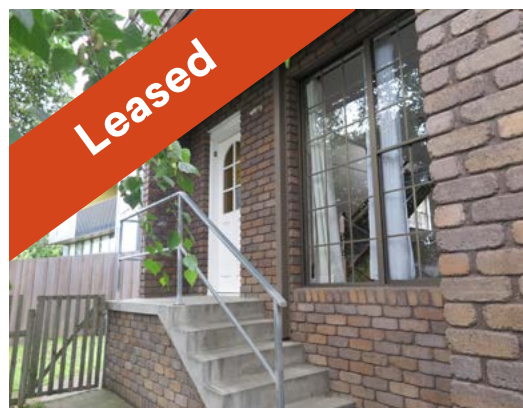


For Rent

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

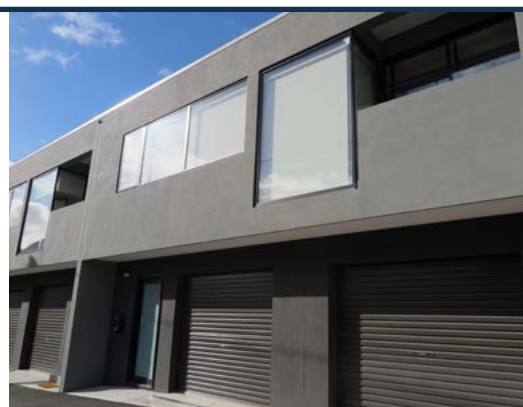


[See more details](#)

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.

\$550/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](#)

2/25 Baltsonborough Road, Austins Ferry

This beautiful three bedroom brick unit includes modern kitchen, open plan living with a reverse cycle heat pump. 3 spacious bedrooms with built in robes. The bathroom includes a separate bath and shower. Fully fenced yard which can be easily maintained.

\$440/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.

\$550/wk



[See more details](#)

4/9 Clarke Avenue, Battery Point

The unit comprises of spacious light filled living area with a heat pump. There are lovely water views and access to the front, small balcony area. There is a small separate kitchen with plenty of cupboard space, two bedrooms and combined bathroom/laundry area. The property comes with a fridge and washing machine.

\$420/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.

Home Wanted

Will is looking for his first home to call his own. Will is looking for a standalone home with 3 or more bedrooms, 1 bathroom and a nice yard space. He is open to a wide variety of suburbs across the Eastern shore, Northern Suburbs, Hobart and surrounds or Kingston and Blackmans bay. Provided it has easy commute to the city, ideally within 20-30 minutes' drive he is happy to consider. Will has finance approval and looking to spend up to \$600k for the right property.

Please call us if you can help!





Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.

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](#)

69 Russell Road, Claremont

If you are looking for a sizable family home that offers a flexible floorplan and extra living space...you will find it here! It offers a master bedroom with built in wardrobe and ensuite bathroom. A great kitchen with a walk in pantry, breakfast bar, twin sink and garden outlook.

\$455/wk



3



2



4



[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



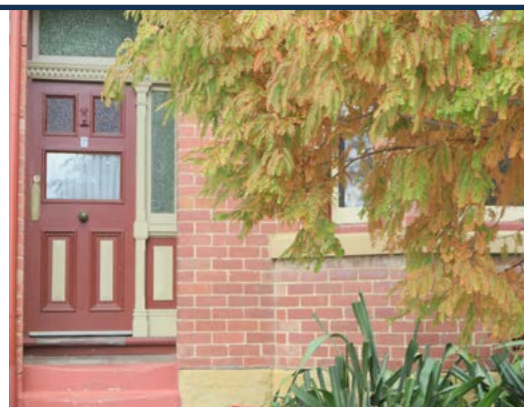
2



1



0



[See more details](#)

18/413-415 Elizabeth Street, North Hobart

This top floor unit is conveniently located in North Hobart, within a short stroll of the bustling restaurant and café precinct. Supermarkets, chemist and post office all a very close distance away. There is really no need to own a car with a bus stop right at the front door of this unit complex, however there is the added bonus of parking offered at the rear of the building.

\$295/wk



1



1



0



[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 outgoing.

\$13,000p.a +GST



42

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

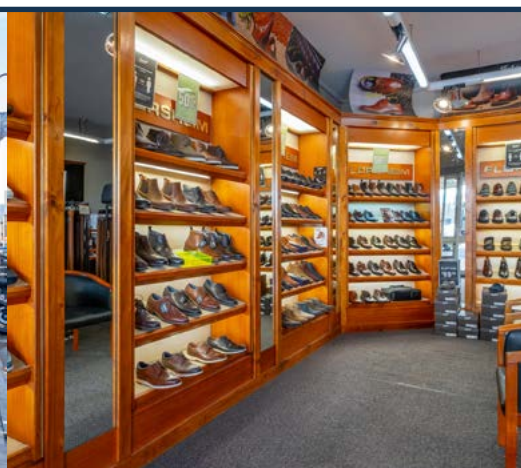


367

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](#)