

HOBART TASMANIA

Property Magazine

25 June 2021

FREE

PROPERTY
OF THE WEEK

127 Nelson Road
Mount Nelson PAGE 2



Edwards Windsor

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

Property of the Week



\$925,000

127 Nelson Road Mount Nelson

Breathtaking Panoramic River Views – 1950s Vintage Charm

Edwards Windsor is proud to present this stunning Mt Nelson residence just minutes from UTAS and Sandy Bay.

Consisting of three large double bedrooms, two bathrooms and a flexible floor plan for a study/games room in the loft upstairs, this property ticks all the right boxes!

The kitchen is very modern and well-appointed with wide bench tops and plenty of storage options and the dining/living area is open plan with dramatic floor to ceiling windows that lead out to an expansive entertainers balcony offering up uninterrupted river Derwent views.

[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.

\$899,000



[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

3/12 Bective Street, Sandy Bay

This property is a quiet, sunny gem in the heart of Sandy Bay. It has been freshly painted, as well as new carpet, vinyl and blinds. It has an open living space, with room for a couch and dining table. It has a modern kitchen with plenty of storage, as well as a neat combined bathroom and laundry.

\$320/wk

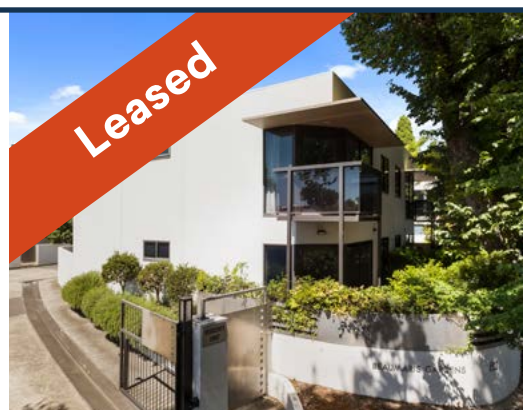


[See more details](#)

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](#)

1/2 Fraser Street, Kingston

This well presented unit with level access offers spacious open-plan living in a prime location in Kingston. The living area features a reverse cycle heat pump/air conditioner to maintain a comfortable temperate year-round. The bathroom is fitted with a modern shower and vanity, along with a separate bath.

\$370/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.

\$520/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](#)

158 Goulburn Street, West Hobart

Fabulous period property that has been renovated to create a wonderful contemporary and comfortable home. This is a very functional house that has a flexible floorplan either as a three or four bedroom residence. It offers a high quality kitchen with delightful garden outlook.

\$650/wk



[See more details](#)

1a Marsh Street, New Town

This private bedsit is located within easy walking distance of New Town Plaza and on a convenient bus route to the city. It consists of one large room with kitchenette and a separate bathroom, so will ideally suit a single person. There is a heat pump which is great for cooling in summer and warming in winter.

\$280/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

Zara is a cash buyer urgently looking to buy a modern 2 bedroom villa unit from Kingston to Moonah up to \$630k.

Please call us if you can help!



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!



The Cost of Advertising

The real estate industry has convinced itself and the marketplace that the more exposure a property gets during the selling process, the better the outcome. Paying for exposure through expensive advertising presents two dangers: the loss of any upfront monies paid and the real possibility of an eventual lower selling price.

The Real Estate Institute of Queensland websites states: It is no secret that the greater the exposure a property has to the market, the greater the number of buyers who are aware of the listing.

While this may seem logical, it's worth digging a bit deeper. For example, is there a level of exposure that does more damage than good? When marketing a property for sale, does it need extensive exposure?

Scattergun exposure to thousands of non-buyers can devastate the eventual selling price. Simply put, every person who sees a property but doesn't buy it further erodes the eventual selling price.

Maximising the selling price of a particular property needs smart, effective and targeted exposure only to buyers considering a property with its features and benefits.

Most buyers begin their property search online. After registering for regular updates from at least two of the major real estate websites, they receive a daily email with new listings, regardless of whether the owner of these properties paid for an upgraded advertisement.

Instantly, most genuine buyers will see all new properties that suit their criteria.

If an agent recommends you pay for an upgraded listing on a real estate advertising website, this

simple check will help you decide if it's worth the cost. Carry out a property search for comparable properties to yours on a property advertising website using the following steps:

1. Select your suburb – remove surrounding suburbs.
2. Put in your type of property (house or unit).
3. Add the number of bedrooms.
4. Set price criteria that straddle your expected price by about 10 per cent. For example, if your expected price is approximately \$425,000, search \$400,000 to \$450,000.

It's rare to come up with more than twenty properties, and often there will be fewer than five.

Properties that sell when advertised via an upgraded position on a website would have sold anyway – even without the extra expense.

If an agent suggests an advertising campaign involving upfront marketing costs, ask them to pay for it. If the agent is so confident their marketing plan will result in a sale, they should be happy to front the costs.

A good agent will always be happy to receive reimbursement for marketing costs after the sale is completed, which mitigates the risk of financial loss for the seller. Selling a property is stressful enough for the owner without adding necessary financial risk.

The right agent has smart, effective marketing strategies and will happily back their services and skills to offer a sale with no upfront charges. Paying prior to sale is simply not necessary.

For Rent

20 Montagu Bay Road, Montagu Bay

The house that keeps on giving! If you are in need of space, have a grown or growing family and require substantial living space then you may well find it here. The property not only offers five bedrooms and three modern bathrooms but may be sectioned into two independent halves. Happy to consider appropriate pets.

\$685/wk



5



3



6



[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](#)

3/47 New Town Road, New Town

This neat and tidy, two double bedroom unit, nicely situated with as new carpets and painting throughout. Nearby to popular cafe's, grocery store and transport (amongst other services) this unit has plenty to offer including a recent facelift. Unfortunately pets are unsuitable at this property.

\$410/wk



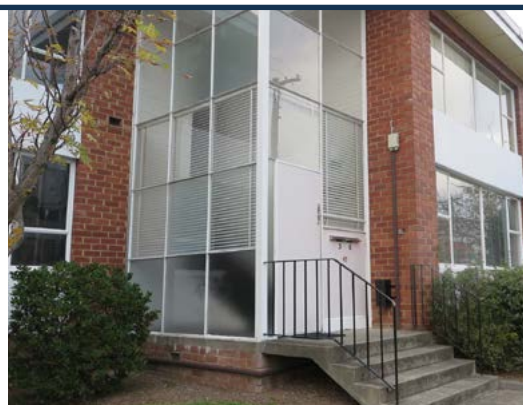
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1



1



[See more details](#)

1/8 Tregear Street, Moonah

Brilliant free standing villa, perfectly situated within walking distance of many local amenities offered in Moonah and Derwent Park. There is a lot to discover from this wonderful home. Two Bedrooms both with built in wardrobes and good carpet. High quality kitchen with new oven and hot plates, breakfast bar, pantry, twin sink and plenty of extra cupboards.

\$425/wk



2



1



2



[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](#)

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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](#)



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



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



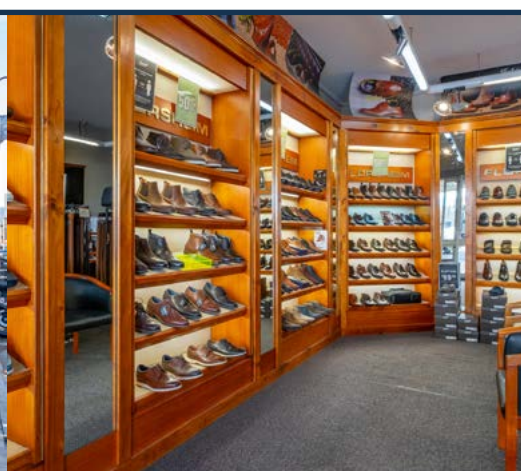
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ZONE

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](#)