

HOBART TASMANIA

Property Magazine

4 June 2021

FREE

PROPERTY
OF THE WEEK

1/82 Sandy Bay Road
Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



\$695/wk

1/82 Sandy Bay Road Sandy Bay

Contemporary, Stylish Townhouse in Fantastic Location

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.

Upon entry, the lower level comprises of the spacious open plan living area with reverse cycle heating/air conditioning and a lovely outlook into the leafy, private, paved courtyard area, leading on to the well-designed, stylish kitchen with breakfast bar, plenty of storage and bench space for the aspiring chef and stainless steel appliances including, under bench oven, cooktop, fridge and dishwasher.

[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

8/8 Allison Street, West Hobart

Looking for a convenient city residence that's affordable and offers a sunny north facing aspect, well you may have found it. Easy care two bedroom unit located on the city doorstep surrounded by essential and desirable amenities. These include restaurants, cafes, post office and local shops as well as regular bus routes.

\$390/wk



[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



[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

Know your purpose for investing in property

Many people assume property investors are rich and carefree.

This is far from true.

Most residential property investors are simply striving to create a better future for themselves and their families. They own one property – or possibly two – and rent it out in the hope that one day, with smart management and capital appreciation, they can use the value in that property to help without relying totally on government assistance.

Surely it's a worthy endeavour.

There seems to be an endless number of experts who have written books about property investment. Whether the aim is to get rich quick or build a solid property portfolio, there is a book for everybody.

However, very little practical information appears to be available for the landlord or potential landlord. Horror stories abound about owning an investment property. There are some simple and practical steps landlords can take when buying, renting and selling that will minimise the dangers and reduce stress.

Buying a property for investment purposes is an exciting and worthwhile venture. It is comforting to have investments in bricks and mortar.

When choosing your purchase structure, start by considering the taxation implications. For example, investment properties can be bought with vehicles such as trusts, superannuation funds, companies or under personal names. Each has tax advantages and disadvantages.

Before purchasing, consult a good property accountant for the correct structure for your circumstances so you buy the property in the appropriate name. It can be expensive to change later.

That said, it's more important to understand what you are trying to achieve as an investor. Some invest with a long-term view of security and wealth creation, while others are looking for a short turnaround and quick profit.

Sometimes, properties can be bought and sold for a profit within a short time. Some will need renovation, others rezoning or construction work. These ventures are often called 'flips'. People who successfully flip many properties over an extended period are experienced and careful. They regard the profits as a primary source of income rather than as supplemental income. It is more of a job than an investment.

Inexperienced investors who attempt this quick buy and sell frequently fail, with the process often ending in tears. Investors buy without enough research or experience, and find the costs are higher and the return far lower than expected, leading to quick losses rather than gains. The losses in this sort of venture can come hard, fast and large. In a booming market, many people move into the business of flipping, only to see their profits evaporate when the market turns. If you're a short-term investor, be careful, do comprehensive research and start small.

Looking for short-term capital gains is more speculation than investment. Good longterm property is just that – an investment.

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



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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



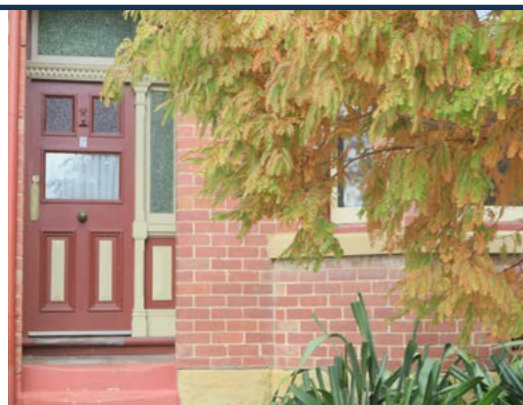
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[See more details](#)

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 outgoing.

\$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

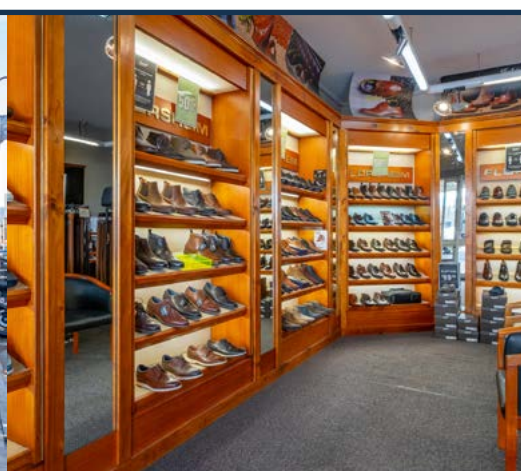


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ZONE Commercial



[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](#)