

HOBART TASMANIA

Property Magazine

16 July 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

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.

For Sale



1/40 Jacques Road, Granton

Modern, well maintained two bedroom villa unit (1 of 4), in a quiet location close to bus stop and services. Two double bedrooms, both with built-ins. Sunny, large open plan living area with access to rear deck. Modern, well appointed kitchen with breakfast bar. Bathroom with separate bath and shower, vanity, tiled floor and IXL-tastic.



\$449,950



[See more details](#)



1 Craigsid Avenue, West Hobart

Have you ever dreamed of owning the only house in the street? Offered for sale is the beautiful 1 Craigsid Avenue, West Hobart. Nestled in the heart of West Hobart this property benefits from all that the location can offer; Short travel time to the CBD, great school catchment zone and proximity to private schools, close proximity to shops, cafes and restaurants.

\$1,200,000



[See more details](#)

For Rent

102 Waterworks Road, Dynnryne

Superb north facing, sun drenched home with delightful green and leafy outlook. This wonderfully comfortable and highly functional property caters to those looking for quality accommodation with nice neutral points of separation and access.

\$700/wk



3



2



3



[See more details](#)

4 Amelia Court, Sorell

This property is a must see for those wanting a top quality, family home! Featuring three good size bedrooms, an ensuite, and lock up garage with internal access, it is the perfect family home or for a couple who need space for a home office.

\$475/wk



3



2



3



[See more details](#)

1/84 Hampden Road, Battery Point

Location and comfort are combined in this spacious 2-bedroom downstairs apartment. Conveniently situated in Battery Point this lovely property is a short walk to the CBD and Salamanca, not to mention that the restaurants and cafes of Battery Point are right on your doorstep!

\$450/wk



2



1



1



[See more details](#)

49 Apolline Drive, Kingston

This stunning ex-display home is situated in Kingston's popular Spring Farm Estate, and has been designed with today's modern family in mind. Upstairs features the open plan living, dining and kitchen – with plenty of windows to let in natural light and sun all day, and serviced by a reverse cycle air conditioner.

\$650/wk



4



3



2



[See more details](#)

For Rent

2/67 Letitia Street, North Hobart

This two bedroom unit is in a secure complex situated on level 2 in the Biggins building of the old Hobart High School. If you are after something a little different this might be a place for you!

\$350/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](#)

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.

\$685/wk[See more details](#)

281 Liverpool Street, Hobart

Unique opportunity to reside in an iconic Hobart property that has operated as an award winning accommodation Hostel for many years. The upstairs single bedroom apartment is available to rent on either a 6 or 12 month lease and includes secure parking. Water and power are included in rental amount.

\$390/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.

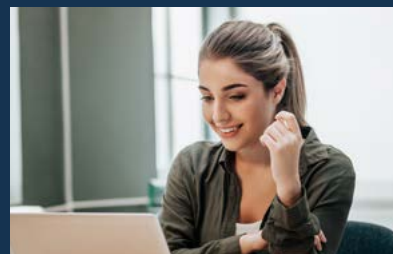
Please speak to us and find out how we can help you sell your property in 2021.



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.



Gay is in need of finding a new home, closer to family and amenities. Ideally located in or close to Glenorchy, on a flat block with 2-3 Bedrooms and a small yard or garden space. Room enough for some chooks would be preferable but space to grow a small garden and potted plants would be considered.



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

Home Wanted

Please call us if you can help!

Presenting To Sell

Agents and stylists have many options, tricks and clever ways of presenting a property in its best light – pardon the pun. These styling options range from the sensible to borderline deceptive.

To avoid buyer's remorse on settlement day, identifying the following presentation tricks can ensure you are not swept up in emotion and inadvertently overlook pertinent aspects of the property.

Undersized furniture is a developer's favourite. If and when the final dwelling design creates small bedrooms or tight living spaces, appropriately proportioned furniture will be installed. Unless you can identify undersized furniture, you may find your standard sized furniture is too large for your new home, on moving in day.

Mirrors, lights & plants can be a mixture of light enhancement, or a clever diversion. Carefully placed mirrors can bounce light around an otherwise dark room, lamps in corners can mask the lack of natural light whilst pot plants create privacy and ambience that doesn't exist once they are removed.

What's not for sale? Many home buyers have fallen for a property based on its appeal in totality. The only problem with this criteria is the designer furniture won't be there once the sale settles.

Advice for novice public speakers is to imagine the audience naked. I am not sure if this is good advice for those in the public speaking space, but it sure is terrific advice for home buyers – imagine the home naked.

Awkwardly positioned lights and windows will probably sparkle on inspection day. Just ask yourself – how easily will it be to clean the glass panel in the 10 foot ceiling over the stair case going forward. Whilst you see sparkling windows and dramatic architecture at the open inspection, what you don't know is the owner hired two extendable ladders and a trapeze artist to clean them.

Inspection times can have a huge bearing on

the presentation of a property. Properties on busy roads will have strategically set inspection times during the day, avoiding the peak hour traffic.

Those with east facing gardens will show early in the morning when the garden is sundrenched. Apartments with south facing balconies will show in the evening when the city skyline lights are shining.

Every property has both an optimal and a sub-optimal presentation time during a 24 hour window. As a buyer, inspecting the property at 3 different times during the day will offer a broad perspective.

How will it look lived in? On inspection day, your eyes will tell you what is there in the home. Your observations will tell you what is not there but should be. It is customary for owners to declutter if not move out to get the styled look they want. Styling usually involves hand picked pieces of furniture that enhance the emotional appeal of the property.

Understandably, they won't necessarily cater for the practical side of life such as storage space for sports gear, luggage cases and Christmas trees. Removing selected yet necessary furniture items such as a coffee table or dressing table can declutter a room for the inspection. Practically though, you will want and need those items when you are living in the property.

If you are inspecting a terrace, identify where the bins live. As you tour a beautifully presented property, ask yourself, 'how will it look lived in?' and 'what is not there that should be?'

Scented candles can create pleasant odours. They can also be used to mask unpleasant odours such as smelly drains, damp in the walls and moisture in the air.

An owner is well advised to present their property in the best possible manner. A buyer is equally well advised to remain circumspect during their search.

For Rent

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



3



1



3



[See more details](#)

12 Church Street, Hobart

Lovely 3 – 4 bedroom historic home set out over four levels within easy walking distance of the CBD and the North Hobart restaurant strip. The property comprises of three large bedrooms and a bathroom on the first floor. Formal lounge, formal dining room (or fourth bedroom), and family kitchen with wood heater leading onto the rear verandah on the ground floor.

\$540/wk



3



2



2



[See more details](#)

3/5-7 Edward Street, Glebe

This is the perfect property for a professional couple looking for an inner city, high quality, low maintenance lifestyle! This two bedroom, two storey town house has been superbly renovated, within easy walking distance to the city, local shops, Hospital precinct, UTAS and Queens Domain.

\$580/wk



2



1



1



[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. Perfectly suited to a professional couple or single wanting a home office and a convenient, comfortable, low maintenance life style.

\$410/wk



2



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 tenancy has an area of approx 100sqm.

Parking on site is available for lease.



\$18,373 p.a +outgoings

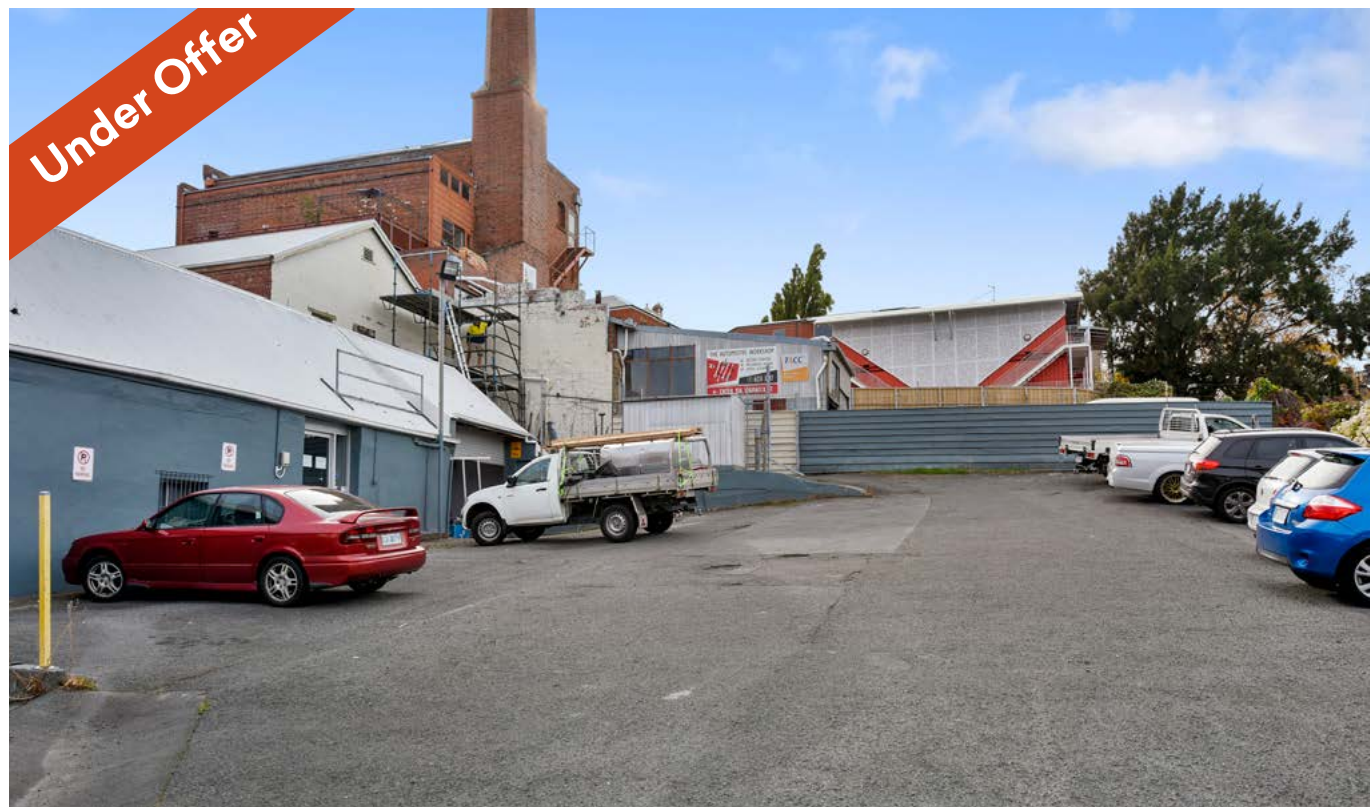
100

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



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.

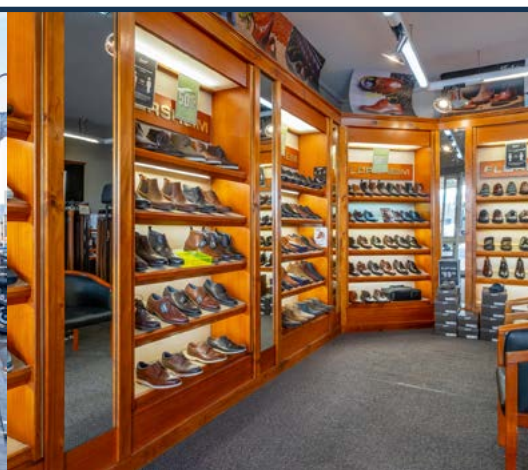


\$82,270p.a +outgoings
+GST

367 m²

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 m²

ZONE Offices



[See more details](#)