

HOBERT TASMANIA

Property Magazine

2 July 2021

FREE

PROPERTY
OF THE WEEK

11 Forest Road
Grantton PAGE 2



Edwards Windsor

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

Property of the Week



\$850,000

11 Forest Road Granton

Spacious, Serene & Special

Offered for sale is this beautiful family home with warm and inviting living spaces, divine water views and plenty of room to grow and enjoy. Enjoy a home with modern updates to kitchen, bathroom and laundry as well as bedrooms and living spaces to match. Relax in the warmth of the wood heater in the main lounge or enjoy cooking meals whilst watching the world go by below. So what does 11 Forest Road have to offer:

- 3 double sized bedrooms upstairs, the main with an ensuite
- Two separate lounge areas
- Water views from kitchen, lounge spaces and main bedroom
- 1 Bedroom studio downstairs with kitchenette
- Outdoor pool

[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](#)



37 Forest Road, West Hobart

In its current configuration, all the rooms open onto a long, wide hallway from the front to the back of the house. These rooms comprise three generous double bedrooms, a single bedroom, a lounge room with bay window, the kitchen, the bathroom and a room with a kitchenette. The house boasts high ceilings, original ceiling roses, original floorboards under the carpets, and various other period features.

\$799,000



[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. Spacious open plan kitchen, living and dining area. Two double bedrooms both with walk in robes

\$350/wk



[See more details](#)

3/39 Regent Street, Sandy Bay

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.

\$375/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](#)

1/44 Seddon Street, Austins Ferry

This two bedroom unit in a quiet cul-de-sac has just had a make-over and is all ready for its new residents to move in! The unit features an updated kitchen with new benchtop and splashback, two pantries, dishwasher, and an abundance of bench and storage space.

\$400/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!





Adding Extra Sparkles

Giving your property that extra appeal

You rarely need to spend thousands of dollars to make your home attractive.

Buyers are attracted by the appearance of your property and, when they inspect it, they are influenced by its atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price.

You rarely need to spend thousands of dollars in renovations or repairs to make your property attractive. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

Falling in love

Buying a home is emotional. The feeling of a home is more important than the price. If your agent has 'qualified' the buyers, they will not be 'lookers'; they will be genuine people who can afford your asking price.

Their feelings will be the main reason they accept or reject your property. The word 'love' is common with home buying, and even with land, when buyers report loving the location.

Buyers say, "We loved that home and that's why we bought it." So make sure you present your property at its finest. Remove or fix anything that might 'turn off' the buyers.

First impressions

We are attracted to homes the same way we are attracted to people.

The first thing we notice is the outside. If the property is clean and neat and welcoming, we are interested. If it is scruffy or dirty, we are turned off.

Buyers often say they "just want to look from the outside." They want to see if they are attracted by the appearance.

For this reason you need to be careful how your agent markets the property. Advertising an address, and opening for inspection a property that might not be attractive from the outside, can lose many buyers.

To make your home look its best, attention to detail is crucial. When you live in a property, you can overlook its little faults. It is now time to have a fresh look.

Stand in the street and look at your property as if you were seeing it for the first time. Try hard to pick faults. It is better that you find the faults, while there is time to fix them.

Try to judge your property by the standards of the buyers, not by your standards – try and see it through strangers' eyes. The challenge is to make your property as attractive as possible without spending too much.

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



2



1



1



[See more details](#)

10 Woolton Place, Sandy Bay

Set amongst a green and leafy background this very functional four bedroom home provides a flexible layout highly suited to a growing family. At entry level it is a delightful three bedroom family home that comes with an additional studio bedroom with its own bathroom below ideal for an independent teenager or student.

\$550/wk



4



2



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



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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

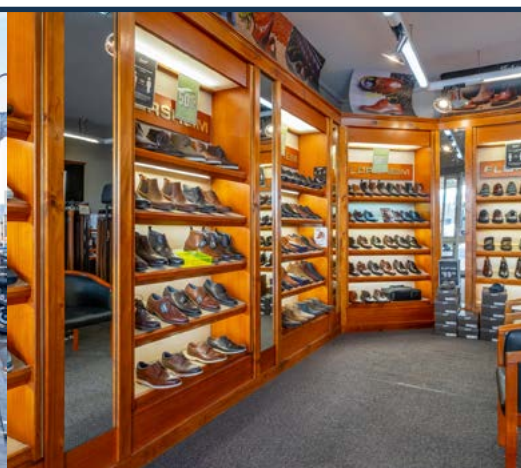


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ZONE Commercial



[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](#)