

HOBART TASMANIA

Property Magazine

23 July 2021

FREE

PROPERTY
OF THE WEEK

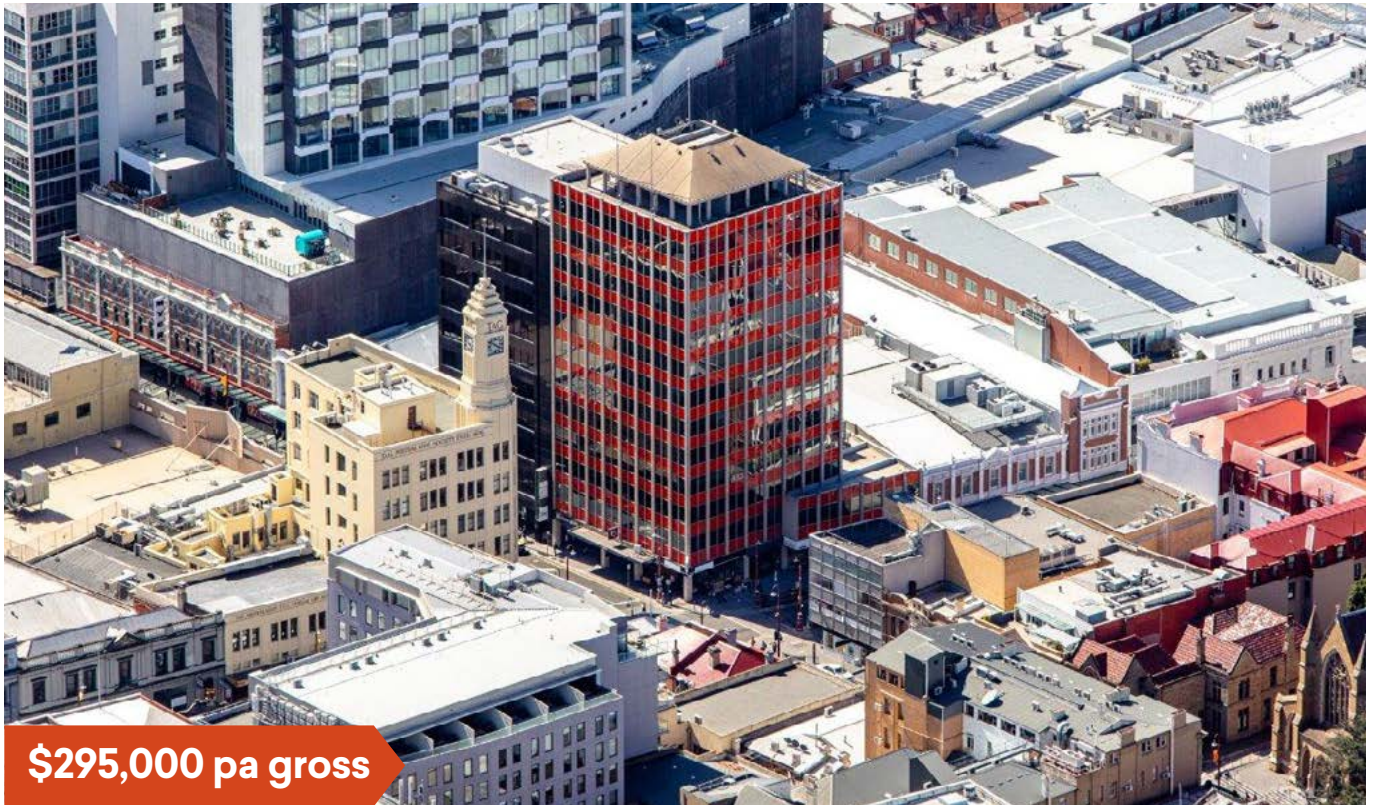
Ground Floor, 39 Murray St
Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$295,000 pa gross

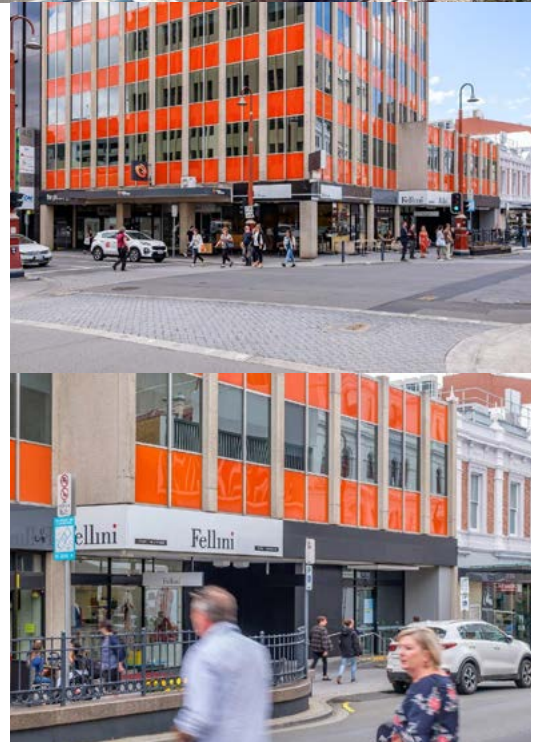
Ground Floor, 39 Murray Street Hobart

For Lease: Prime Hobart CBD Retail Space

Rare opportunity to position your business in what is arguably Hobart's busiest CBD corner location!

Ideally located at the intersection of Murray and Collins Streets, this tenancy is perfectly positioned to take advantage of the bustling foot traffic and provides fantastic brand exposure. The premises is surrounded by high quality national retail tenants, cafes restaurants and hotels, multi-storey office towers and car parks.

Located on the ground floor of the iconic 39 Murray Street office tower, the premises has extensive street frontage to Collins Street and includes a mezzanine level with bathrooms and staff amenities. Currently configured as two tenancies of 390sqm and 120sqm, the opportunity exists to lease the entire 510sqm.



[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



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](#)



127 Nelson Road, Mount Nelson

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.



\$925,000



[See more details](#)

For Rent

2/16 Hill Street, Bellerive

There is lots to like about this naturally lit, modern apartment that has river views. It offers a generous size master bedroom with built in wardrobe. A large open plan dining and living room highlighted by picture frame windows to enjoy the view. Renovated, practical and functional kitchen with stylish bench tops and modern appliances.

\$360/wk



[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



[See more details](#)

5/5-7 Luttrell Avenue, Bellerive

Superbly situated and positioned to capture the sun all year round, this newly refurbished, two bedroom, top floor, north facing apartment is conveniently located with the beach and Blundstone Arena just a short stroll away. Sorry but pets are unsuitable for this property.

\$420/wk



[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



[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

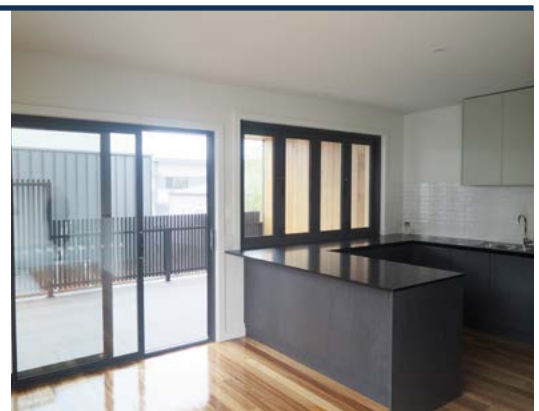


[See more details](#)

1/23 Weld Street, South Hobart

First time offered and wonderful opportunity to live in a completely new home in the heart of South Hobart. Comfort and functionality is what you can expect from this substantial property. Nice points of separation for family members along with inclusive areas for entertaining.

\$750/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.

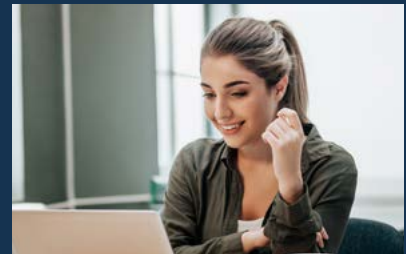
Please speak to us and find out how we can help you sell your property in 2021.



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!

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

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.

\$495/wk



[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



[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



[See more details](#)

74 Regent Street, Sandy Bay

This well presented federation home has been recently updated. The property comprises of 3 - 4 bedrooms, spacious eat in kitchen with wall oven and a separate rear sunroom area with laundry. This home has a very versatile floor plan with an electric heater in each room and a flat backyard straight off the rear sun room area.

\$595/wk



[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 m²

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

m² 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

m² 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.

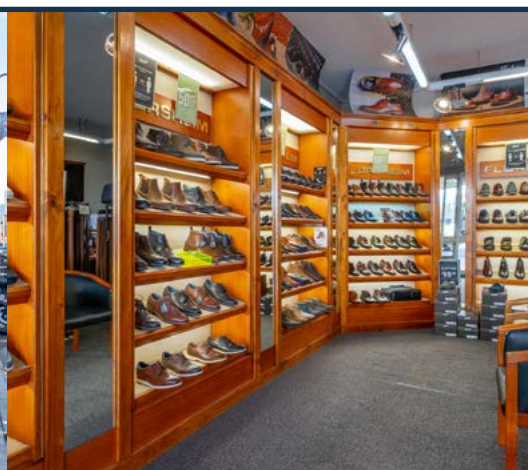


\$82,270p.a +outgoings
+GST

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](#)