

HOBART TASMANIA

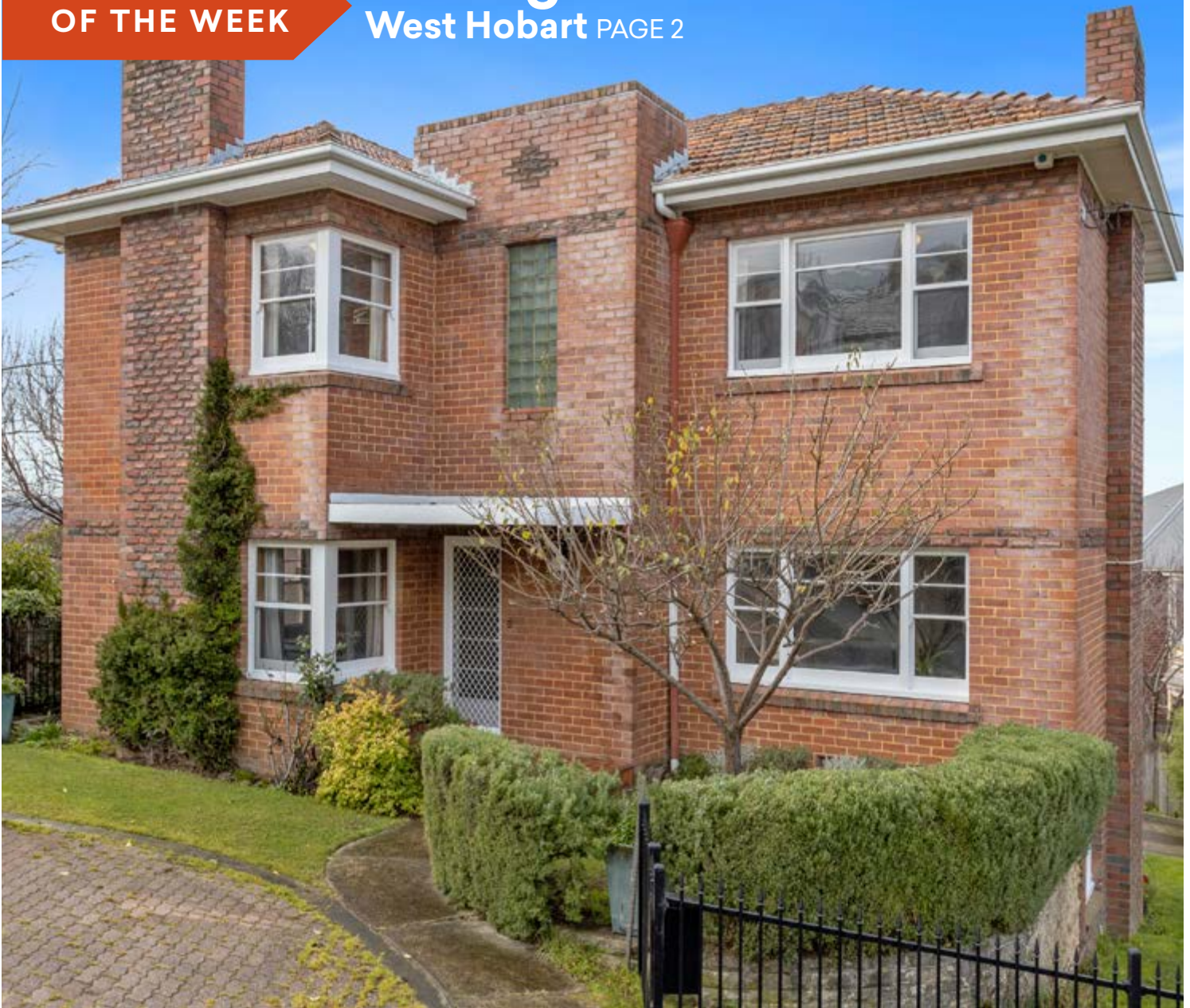
Property Magazine

9 July 2021

FREE

PROPERTY
OF THE WEEK

1 Craigside Avenue West Hobart PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



Contact Agent

1 Craigside Avenue West Hobart

Exclusive, Envable & Illustrious West Hobart

Have you ever dreamed of owning the only house in the street? Offered for sale is the beautiful 1 Craigside 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. All of this paired with a stunning view over the city, River Derwent and the Eastern Shore as well as a lovely garden that won second place in the West Hobart Garden Competition! So what else does 1 Craigside Avenue have to offer?

- 3 Double size bedrooms, two with built ins
- Modernised kitchen and bathroom
- Great sized dining & lounge rooms



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



19 Elliott Road, Glenorchy

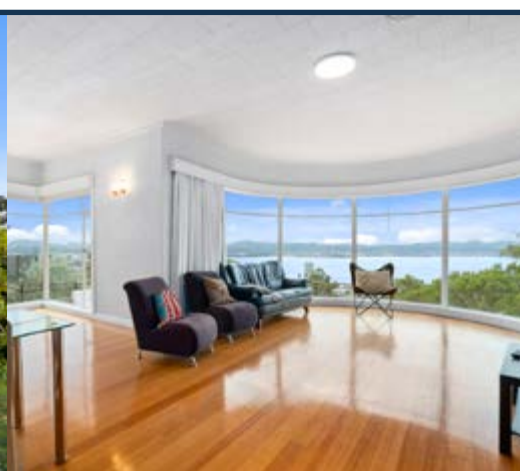
Offered for sale is this warm and inviting home, with picturesque views over Glenorchy Municipality and the River Derwent. Set in a quiet street with plenty of privacy this home has all the makings of a perfect family home. Enjoy a home that is ready to be lived in right away with a modern floorplan and features, and with great opportunity for further development STCA.



\$485,000



[See more details](#)



127 Nelson Road, Mount Nelson

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!



\$925,000



[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



[See more details](#)

206 Roslyn Avenue, Blackmans Bay

This 1 bedroom weatherboard home sits on a good sized block. Inside there is more space than you might expect. It is located close to services available in Blackmans Bay and Kingston and is only a 5 minute walk to Blackmans Bay Beach.

\$300/wk



[See more details](#)

2/30a Pillinger Street, Dynnryne

North facing top level apartment, that offers a surprising and generous amount of space. Close by to parks and public transport it is also within a short distance to UTAS, Sandy Bay shopping precinct and on the city doorstep.

\$425/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](#)

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](#)

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](#)

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

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](#)

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.

\$550/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](#)

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



[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 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



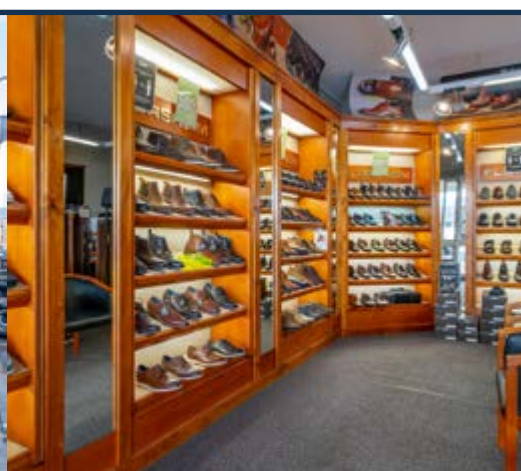
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ZONE

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](#)