

HOBERT TASMANIA

# Property Magazine

13 August 2021

FREE

PROPERTY  
OF THE WEEK

**63 Arthur Street**  
West Hobart PAGE 2



Edwards Windsor

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



# Property of the Week



**\$849,000**

## 63 Arthur Street West Hobart

### Outstanding location packed with potential

Bring this two storey 1920s home back to life. The property is in need of upgrade and modernisation but offers an excellent opportunity for a townhouse family home.

The property is ideally located on Arthur Street, just a short stroll from the Hill Street supermarket and all West/North Hobart amenities. The area also has a number of very good schools close by.

The property retains many original features and offers: Entrance Hall, Living Room, Sitting Room/Dining Room, Small Kitchen, Bathroom, Rear Porch and Laundry accessed via external door. On the second floor there are three bedrooms and a study.



[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



## 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 offering up uninterrupted river Derwent views.

**\$925,000**



3



2



2



[See more details](#)



## 8 Chaffey Drive, Dodges Ferry

Blocks of land in Dodges Ferry and nearby Forcett are selling like hotcakes. It is obviously the place to be! This gently sloping block is zoned 'Low Density Residential' and located in a quiet family-friendly cul de sac. Being nearly an acre of land, there space enough to create some privacy for your new home. The block is only a seven minute walk to the nearest beach and is close to shops and Dodges Ferry Primary School.

**\$260,000**



N/A



N/A



N/A



[See more details](#)



# For Rent

## 2/39 Burnett Street, North Hobart

This spacious, very well presented unit with a flexible floor plan, has been completely renovated and is only minutes walk from the bustling North Hobart restaurant strip. The property comprises of a spacious, light and bright, updated open plan kitchen/living/dining area with gas heating, two double bedrooms fully renovated bathroom.

**\$440/wk**



[See more details](#)

## 47 Campbell Street, Hobart

Perfectly located for hospital workers or professionals working in the city is this fully furnished apartment in the Theatre Mews Complex. Set over two levels it is tastefully and comfortably furnished with everything you will need to move in with only your clothes. PLEASE NOTE: \$570 per week for FURNISHED, \$550 per week for UNFURNISHED.

**\$570/wk**



[See more details](#)

## 1/23 Weld Street, South Hobart

From the moment you enter into the property, quality and style are evident and with the well-designed floor plan, the home offers the comfort and functionality that you would expect. This adjoins the open plan dining area with superbly polished floor boards, opening out to the private, under cover rear deck, creating an excellent space for the whole family to enjoy.

**\$750/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.

**\$350/wk**



[See more details](#)

# For Rent

## 25/212 Collins Street, Hobart

The location of this property is just second to none, within easy short walking distance to the CBD, restaurants, cafes and services. Located on the ground floor of Hobart's most recently completed secure access executive apartment complex, the apartment comprises of stylish kitchen with under bench oven, hotplates, dishwasher and plenty of cupboard space.

**\$525/wk**



[See more details](#)

## 484 Churchill Avenue, Sandy Bay

Located on the hill above Lower Sandy Bay, this wonderful home has a perfect living space for a family or a share house. The house consists of a large living area with views across the Derwent, a large kitchen and dining area with equally amazing views, three bedrooms, a large main bathroom complete the upstairs level and an ensuite in the master bedroom.

**\$595/wk**



[See more details](#)

## 1/176C Macquarie Street, Hobart

Perfectly located within moments of the CBD is this well presented and spacious one bedroom unit. With an updated kitchen, dining nook, a large lounge room with heat pump and huge bedroom, it has everything a professional single or couple could want, only moments to the city centre.

**\$340/wk**



[See more details](#)

## 3 Meagher Court, South Hobart

This family home is not one to miss. The property has a modern feel throughout, with a large galley-style kitchen that features plenty of storage, along with a dishwasher. The open plan dining and living room provides year-round comfort with a reverse cycle heat pump.

**\$495/wk**



[See more details](#)

# Want to sell your property in 2021?

## Don't know where to start?



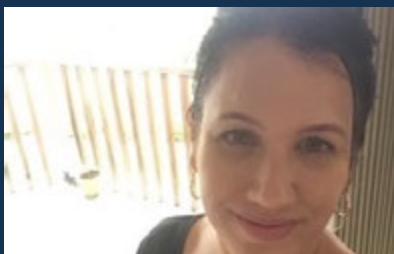
## We can help!

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.

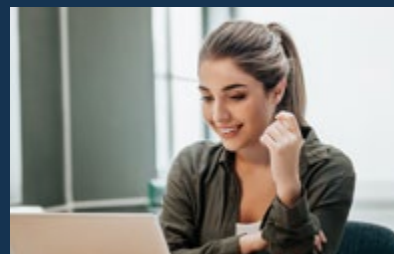
Please speak to us and find out how we can help you sell your property in 2021.



Bec is looking for her first home and is ready to get out of the market. She is looking for a nice house or unit with 2-3 Bedrooms, a bathroom with a bathtub, low maintenance yard and ideally a garage space as well. Bec doesn't mind putting on a fresh coat of paint or minor works but ideally would prefer not to need to renovate the bathroom and/or kitchen immediately. Bec is quite open with locations, happy to look in New Norfolk and most parts of the Northern Suburbs, though her preference would be the Eastern Shore including Rokeby, Warrane and Clarendon Vale. Bec is finance approved and ready to purchase up to \$450k for the perfect home.



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!





## Is spring really “the selling season”?

**With the arrival of spring, the real estate market is set to blossom in a big way.**

Spring is traditionally referred to as “the selling season” and with very good reason. The arrival of the warmer weather heralds a marked increase in the number of buyers looking for that special property to enable them to move in before Christmas.

Gardens are looking at their absolute best and sellers are able to present their properties well so that the first impression a potential buyer gets is a very favourable one.

With many properties coming onto the market it is imperative to go and stand in the street in front of your house and try to imagine that you are looking at it for the first time as a possible buyer. Try hard to pick faults. It is better for you to find them and fix them rather than have a buyer see them. Try to judge your home by the standards of a buyer, not by your standards - see it through their eyes.

Make sure that any minor repairs to the fence or gate are attended to and any flaking paint is removed from eaves or fascia boards. Sweep the paths and remove any winter weeds from the garden beds.

There are a lot of small things which you can do inside your home to give it that extra “sparkle” appeal. One of our consultants can help with advice and also referrals to local tradespeople.

**A few minor touch-ups here and there can make the difference of thousands of dollars in your final selling price.**

If you are thinking about selling and taking advantage of the spring real estate season, the first thing you need to do is find out just what your property is worth in the current market.

**Throughout October and November, our team is offering FREE market appraisals to all homeowners, without risk or obligation.**

# For Rent

## 2/80 Montagu Street, New Town

Located only a short stroll from shops and services, including the nearby New Town Plaza, this 2-bedroom unit would suit those who are looking for a quiet lifestyle. Inside, the property features an open-plan living and dining area, which includes a heat pump and thick carpet to keep the home toasty and warm in the winter months.

**\$390/wk**



[See more details](#)

## 5/4 Nagle Place, Glenorchy

This beautifully presented townhouse is conveniently situated a 10-minute drive to the city. The single garage provides internal entry to the living area, consisting of an open plan kitchen, dining and lounge. There is a powder room and laundry downstairs, as well as a deck to extend the living space further, which leads down into a fully-fenced backyard.

**\$430/wk**



[See more details](#)

## 5/35-37 Olinda Grove, Mount Nelson

Situated in the lovely bush setting of Mount Nelson with its many walking tracks, this two bedroom unit has recently been repainted throughout and has new carpet and vinyl. The open plan living area features electric heating and built-in cupboard and shelving. The kitchen also has an abundance of cupboards and shelves for storage.

**\$320/wk**

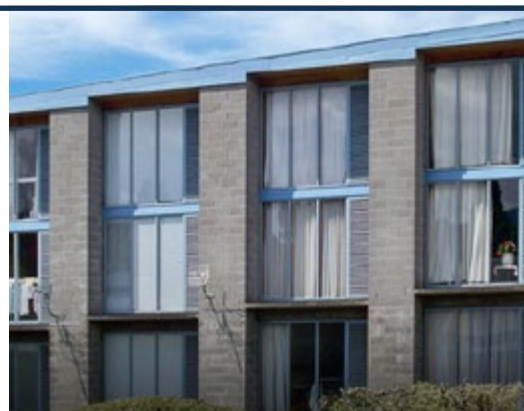


[See more details](#)

## 5/13-15 Regent Street, Sandy Bay

This recently renovated one bedroom ground floor unit is located within a popular block in Sandy Bay. The unit includes a fridge, washing machine and a built-in wardrobe in the bedroom. The bedroom and bathroom are upstairs from the main living area and kitchen, giving the unit a spacious feel.

**\$320/wk**



[See more details](#)



# For Lease



## 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.

**\$305,000 p.a gross**



**120**

**ZONE**

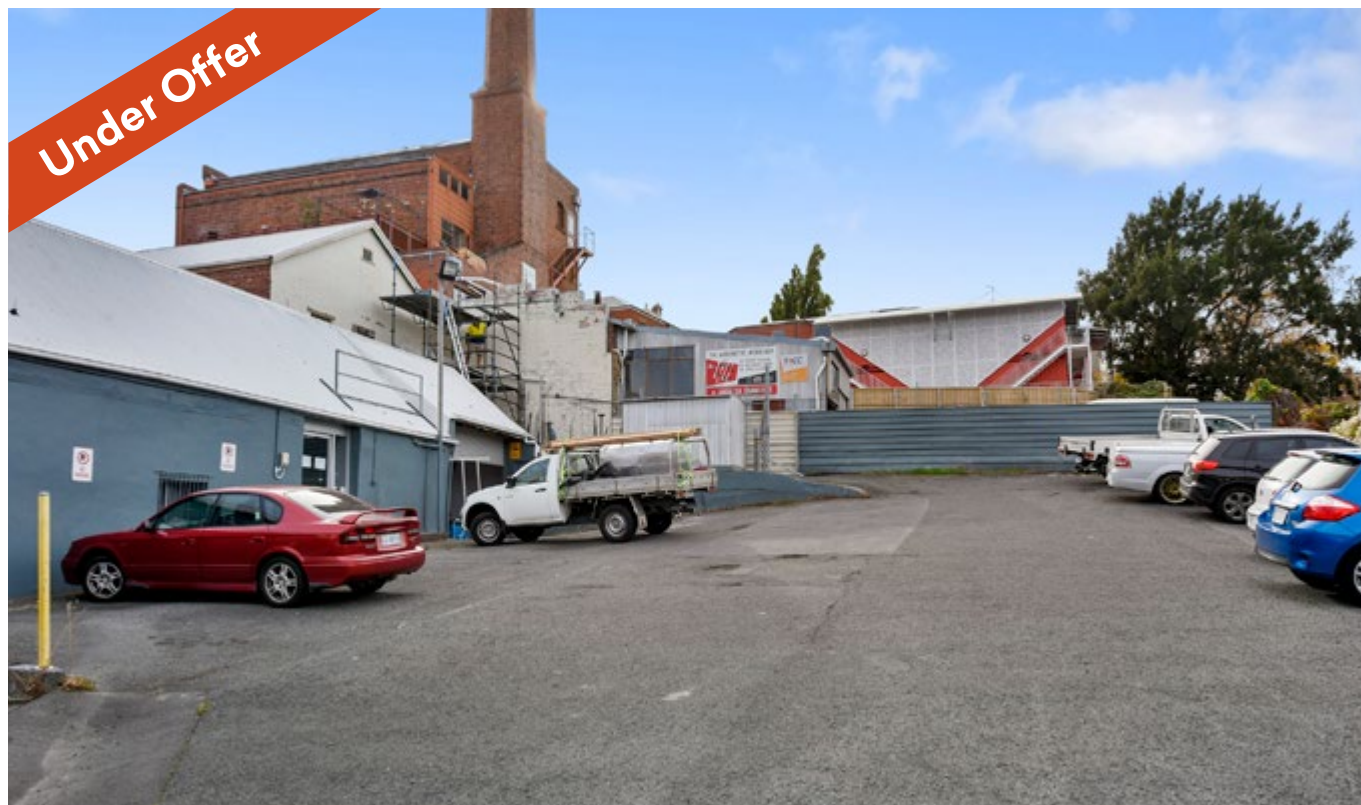
**Commercial**



[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



## Level 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**

**ZONE**

**Commercial**



[See more details](#)



## 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.

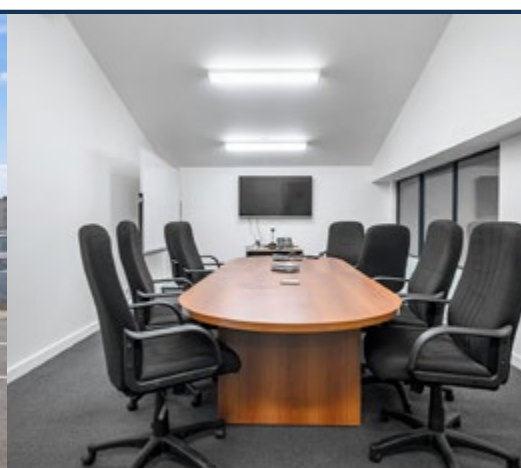
**\$60,000p.a** +outgoings  
+GST



**344**

**ZONE**

**Commercial**



[See more details](#)

# For Lease



## 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](#)



## 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.

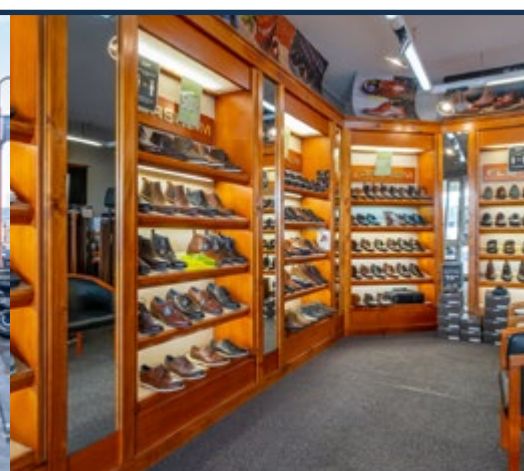
**\$48,000p.a** gross +GST



150

ZONE

Offices



[See more details](#)