

HOBART TASMANIA

# Property Magazine

20 August 2021

FREE

PROPERTY  
OF THE WEEK

## 53 Tanundal Street Howrah PAGE 2



Edwards Windsor

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

# Property of the Week



**\$850,000**

## 53 Tanundal Street Howrah

### Not to be missed!

Find a home in Howrah with more character and charm than this one ... if you can!

This lovely 1914 farmhouse has been fully renovated. No stone has been left unturned in making this a modern, quality, comfortable family home, and without compromising the charm of its original features.

There are so many additional features – the owners have focused on quality workmanship and modern creature comforts.

Immediately across the road is a park/playground and a walkway to Clarence Street. It's just a ten minute walk to Woolworths and only a kilometre to Howrah beach.



[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



**Under Offer**

## 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**

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[See more details](#)



**Under Offer**

## 8 Chaffeys 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.

**\$550/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.

**\$700/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.

**\$325/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](#)

# Sell Smart Guarantee

If an agent won't guarantee their service, why offer it?

## WHY SELL SMART?

### SELL SMART GUARANTEE

#### 1. NO SALE, NO CHARGE

The agent guarantees that in the event that the property does not sell, and is withdrawn from sale, the sellers will not be charged any monies/ fees/ expenses whatsoever by the agent or their agency.

#### 2. PERIOD OF AGREEMENT

Generally, the shorter the period, the safer it is for the sellers. A period between 45 and 90 days is safest for the sellers. Any longer and the sellers could find themselves tied to the agent against their wishes. If the sellers wish to extend the agreement at the expiration of the period, they can do so at their discretion.

#### 3. BAIT PRICING

The agent will not market or promote the property by use of a lower price than what the sellers are willing to accept. The agent understands that under-quoting the value of the property in order to attract buyers on the basis that these buyers can then be talked up in price, is contrary to the interests of the sellers because it attracts buyers who can only afford the low price, or buyers who only want to pay the low price.

#### 4. QUALIFICATION OF BUYERS

All buyers, to the best of our ability will be qualified in terms of finance, time frame and style of property. We guarantee prospective buyers that inspect the property will be in a position to purchase within a reasonable timeframe.

#### 5. CANCELLATION OF THE AGREEMENT

The sellers will have the right to cancel the agent's agreement if the sellers are not satisfied with the performance of the agent - provided that the sellers give the agent seven days to rectify any concerns. If the sellers' concerns are rectified, the agreement will continue. Should the sellers decide to withdraw the property from sale, there will be no charges payable by the sellers to the agent.

#### 6. BUYERS FOUND BY THE OWNER

The sellers reserve the right to sell or transfer the property to a close relative or partner should the opportunity occur, or if directed by a court. In this case, the sellers will not be liable for the full commission to the agent.

#### 7. SPECIAL REQUESTS OR CONDITIONS

If the sellers have any other conditions they wish to impose on the agent, they can notify the agent in writing within 2 business days of signing the Listing Authority. Such conditions will then form part of this guarantee. If the agent does not agree to the sellers' extra conditions, the sellers will have the right to immediately cancel the Listing Authority without penalty or charge.



## Seasons vs conditions

Markets often experience a sharp decline in stock levels during winter. Prospective vendors tend to hold their properties back from the market waiting for the warm weather and the flowers to sprout in spring. A spring campaign also dovetails nicely with the end of year and being settled for the forthcoming New Year. This collective mindset often brings excess stock levels to the market in spring whilst leaving the market.

With market conditions extremely buoyant this year, prospective vendors will need to weigh up the selling season vs market conditions. This is not to suggest market conditions will decline during spring. But there are no guarantees in life and some vendors will undoubtedly be tempted by the high prices on offer in the current market.

The key question in determining when to list your property should be, 'when will it sell better (for the best price)?' Whereas many sellers ask themselves 'when will the property present its best?' in the assumption a better presentation means a better price.

In 2020 the market enjoyed a strong rally during winter after the COVID-19 lockdown in autumn.

At that stage, many felt the winter rally was a potential false dawn and prices wouldn't hold. A deluge of listings came to the market in spring which actually created sluggish market conditions from September through to late November. The market only regained confidence when stock levels dried up and buyer demand outstripped supply in December. This supply was tight through to March 2021. As we now know, the prices soared on tight stock levels in the early months of 2021.

A lot of sellers also prefer selling in spring because they will trade their existing home for a new one – which is easier to do when stock levels are higher. One alternate solution to 'buy and sell in spring' is to 'sell in winter and buy in spring'. The way to structure such a move is to insert a delayed settlement clause into the contract of your winter sale. This will allow you to sell in winter when stock is tight and buy in spring when stock levels rise.

Just as winter can be a surprisingly good time to sell, so too can the early summer, between late November and Christmas. There is a mistaken belief the market 'shuts down' in the run up to Christmas. Nothing could be further from the truth though, as transaction numbers often soar in December.

# For Rent

## 22 Allambee Crescent, Glebe

This well positioned three bedroom home is not only conveniently positioned for those looking for a city lifestyle, it additionally offers a generous amount of living space.

Happy to consider appropriate pets.

**\$450/wk**



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1



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[See more details](#)

## 4/39 Queen Street, Bellerive

This is a very neat and tidy, easy care renovated unit, superbly situated within a short walk of everything that beautiful Bellerive has to offer – popular beach, parks, shops, cafes, restaurants, medical services and transport.

\*The property comes fully furnished.\*

**\$360/wk**



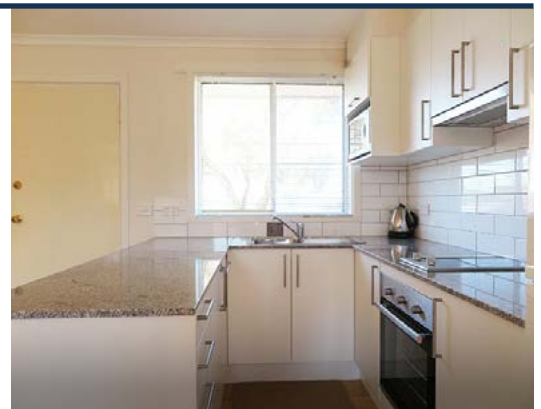
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[See more details](#)

## 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**



2



1



1



[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**



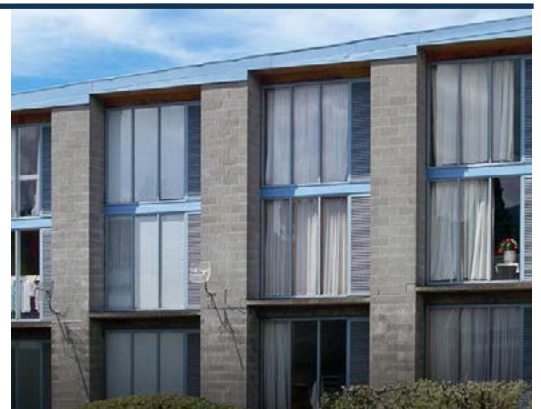
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[See more details](#)



# 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.



**Expressions of Interest**

**120**

**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



## 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** m<sup>2</sup>

**ZONE Commercial**



[See more details](#)



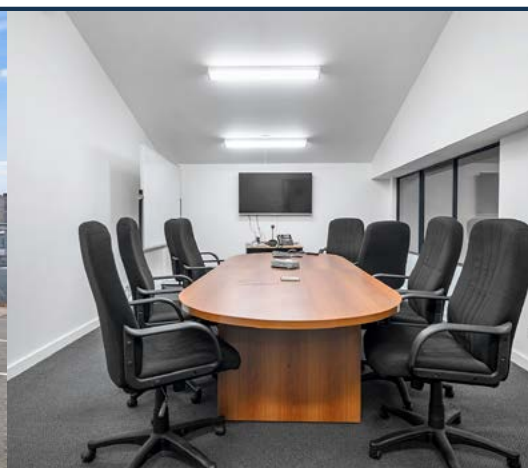
## 2/37 Tasma Street, North Hobart

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** m<sup>2</sup>

**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.

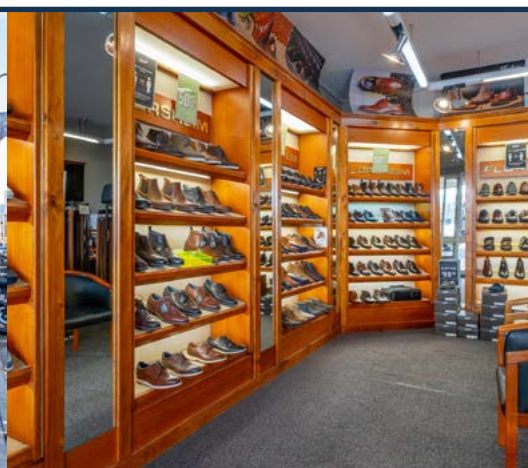
**\$13,000p.a** +GST

**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](#)