

HOBART TASMANIA

Property Magazine

27 August 2021

FREE

PROPERTY
OF THE WEEK

304 Clarence Street Howrah PAGE 2



Edwards Windsor

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

Property of the Week



\$680,000

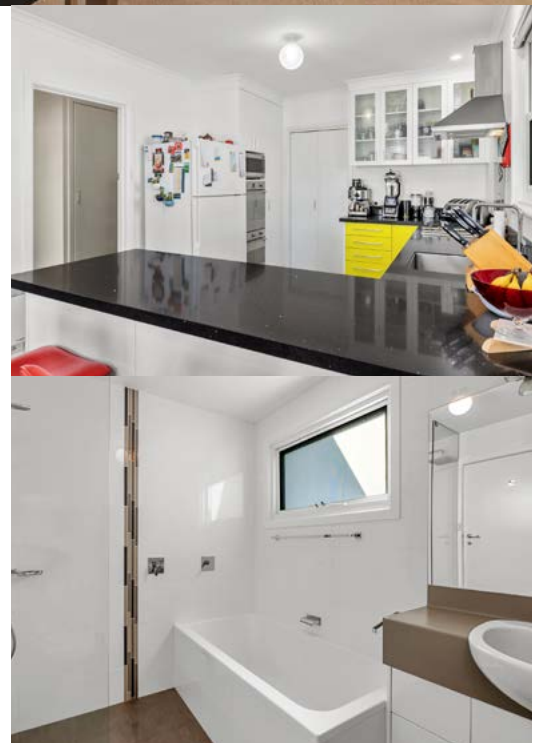
304 Clarence Street Howrah

Such a great location!

This fully renovated, low maintenance home, just a 4 minute walk from the Shoreline Shopping Centre (and less than 10 minutes to Howrah Beach), has so many sought-after features including 3 bedrooms, two toilets and a double garage. This could be the home that you've been looking for!

So what does this home have to offer?

- Originally a two bedroom house, it has been extended to create a second living space/third bedroom.
- The modern kitchen has a double oven, new dishwasher, gas stove top and large pantry and opens to the dining/lounge room.



[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



53 Tanundal Street, Howrah

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. Immediately across the road is a park/playground and a walkway to Clarence Street.



\$850,000



[See more details](#)



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



[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.

\$420/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](#)

1/256 Bathurst Street, West Hobart

Beautifully presented and positioned two bedroom secure apartment on city fringe. Large main bedroom with built in timber wardrobes and city views. Second bedroom includes built in wardrobe and garden outlook. Modern highly functional kitchen inclusive of fridge.

\$500/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. Water and power are included in rental amount.

\$295/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](#)

8/15 Battery Square, Battery Point

Conveniently situated between two highly popular parks being Arthur Circus and Princes Park and its amazing playground is this well presented two bedroom unit. With restaurants, cafes and Salamanca right on your doorstep this location is always highly desirable. One off street parking space.

\$395/wk



[See more details](#)

12 Liam Drive, Kingston

Pool, tennis court and barbeque area impressive bonuses to a newly renovated dual level townhouse perfect for working couple or small family. Three bedrooms, two with built in wardrobes. Master bedroom with ensuite and walk in wardrobe. Good size open plan living area with heat pump.

\$465/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.

Selecting a Property Manager

When it comes to investing in real estate, the greatest fear after buying the wrong property is selecting the wrong agent to manage the property. Many investors have found that it is better and safer to actually selfmanage their property. However, this is not always a practical solution for investors and therefore finding the right agent is imperative.

The success of an investment property is largely dependent on the property manager. The market conditions may rise whilst you own the property, but if the tenants are constantly in arrears and flee with rent owing whilst the condition of the property deteriorates due to neglect, the success of the investment will be diminished.

A pleasant gain is turned into a painful lesson.

Find a Property Manager you trust

If you don't trust the property manager, don't hire them. A major ingredient in any relationship, business or personal, is trust.

Before you choose your property anager, ask many questions, check written and online reviews, ask for a guarantee, test their skills and ask yourself a BIG question: Do I feel comfortable with this person handling the management of (possibly) my greatest financial asset?

If your answer is "no", do not hire that property manager.

Once you decide on a property manager, give them your trust and confidence. Do not interfere.

Allow the property manager to make decisions and get on with the job of finding the right tenant for your property.

If the property manager later loses your trust, provided that you insisted on a guarantee, you can always dismiss them and find one you can trust.

The best property managers are worthy of your trust. They won't let you down.

Happy Clients, Communication, Arrears and Condition Reports

The best property managers can be identified by their track record. Indeed, a property manager should be selected by their track record and less so by promises and inducements.

To get a gauge of the property managers track record, ask to speak to past and/or current landlords. Most landlords are happy to offer feedback on a firm's service.

When you get to speak with landlords of the short-listed firm, focus on three aspects of the service. communication, arrears and condition reports.

A Good Property Manager

When it comes to investment properties, "a stitch in time saves nine". A good property manager will be on the front with maintenance issues.

If tenants know that both the landlord and the agent are vigilant about maintaining the condition of the property, they are more likely to treat it well too. A property manager's vigilance in this area is only worthwhile to the degree that the landlord supports them.

A landlord that constantly resists minor maintenance has to accept the consequence if their renovated investment property becomes a neglected shack.

Landlords are well advised to remember that the rent will only keep pace with market growth if the condition of the property is maintained.

The best Property Managers are well informed on legislative changes. The law is constantly changing, particularly during COVID. The best property managers ensure that they communicate these changes quickly and clearly explain how they may practically impact on a respective landlord.

In your search for the right property manager, look behind the glossy brochures and aim to select the person that will manage the property right.

For Rent

123 Nelson Road, Mount Nelson

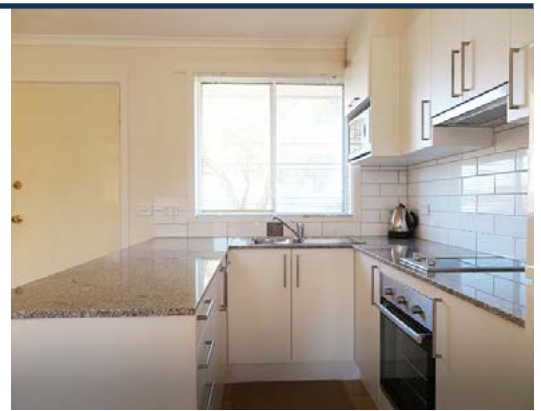
Situated within a convenient walk from the University this is a great value three bedroom home with panoramic views of the city and Derwent River. Master bedroom has a built in wardrobe whilst the other two bedrooms command expansive water views. Off street parking is available and we are happy to consider appropriate pets here.

\$465/wk[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[See more details](#)

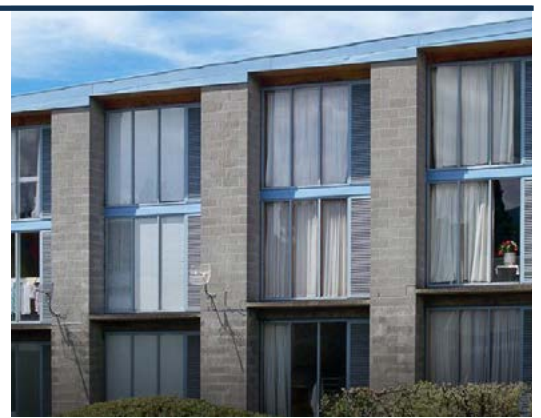
4/6 Timsbury Road, Glenorchy

This 2-3 bedroom double storey unit is perfectly positioned for a quick drive to the CBD or to the heart of Glenorchy. It has been freshly painted and had new carpet and blinds installed. Open plan kitchen/living/dining room with electric heating. Great sized kitchen with expansive bench space. Sorry pets will not be considered.

\$450/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.



Expressions of Interest

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 m²

ZONE Commercial



[See more details](#)



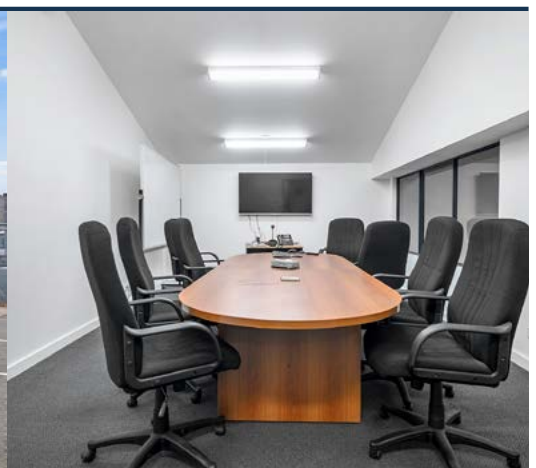
2/37 Tasma Street, North Hobart

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 m²

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.

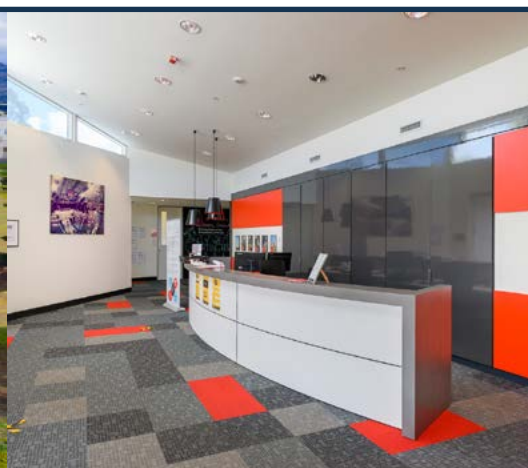
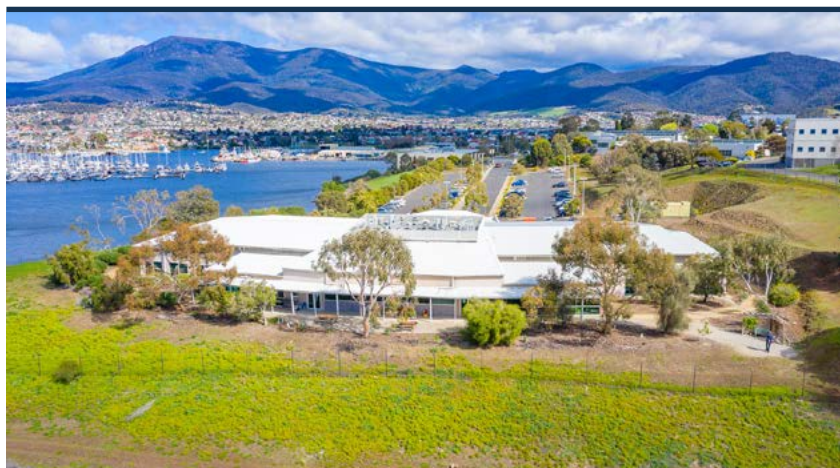
\$13,000p.a +GST

42

ZONE Offices



[See more details](#)



5 Longreach Avenue, Dowsing Point

Edwards Windsor are pleased to offer for sublease, a high quality, waterfront office accommodation, with secure parking. This is an opportunity to sublease part of the Qantas Call Centre, Dowsing Point, on the banks of the River Derwent, some 15 minutes north of the Hobart CBD.

\$270,000p.a gross

845

ZONE Offices



[See more details](#)