

HOBERT TASMANIA

Property Magazine

6 August 2021

FREE

PROPERTY
OF THE WEEK

127 Nelson Road
Mount Nelson PAGE 2



Edwards Windsor

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

Property of the Week



\$925,000

127 Nelson Road Mount Nelson

Breathtaking Panoramic River Views

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.

Mt Nelson is one of Hobart's most sought after suburbs for families and professionals - a short stroll around the corner will deliver you to the ever-popular Hill Street supermarket and bus services along Churchill Ave.



[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.

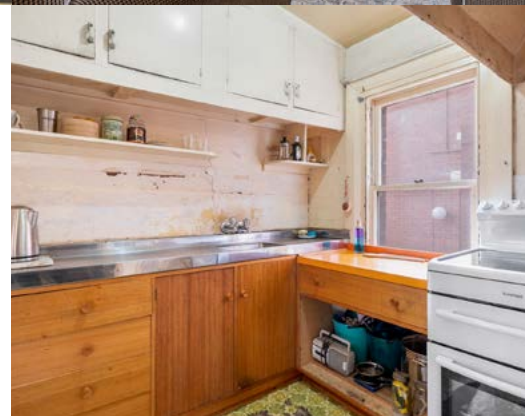
For Sale



63 Arthur Street, West Hobart

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.

\$849,000



[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 is 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

2/63 Ash Drive, Kingston

This two bedroom unit is positioned at the end of a cul-de-sac, and is one of only two on the block. The open plan kitchen/living/dining area has large windows letting in plenty of light, and opens onto a small private courtyard and lawn area which is fully fenced and has a garden shed.

\$370/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

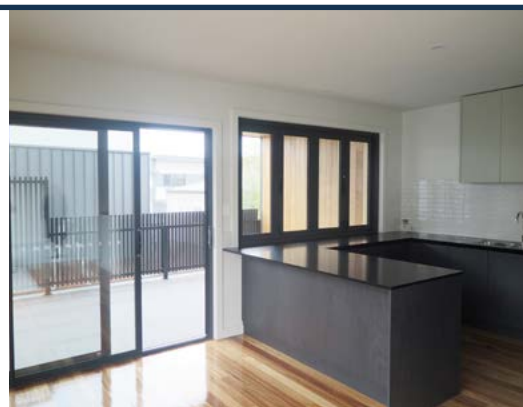


[See more details](#)

1/23 Weld Street, South Hobart

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](#)

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

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](#)

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?



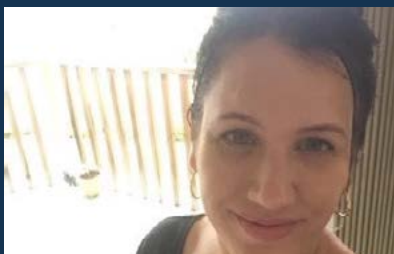
We can help!

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.

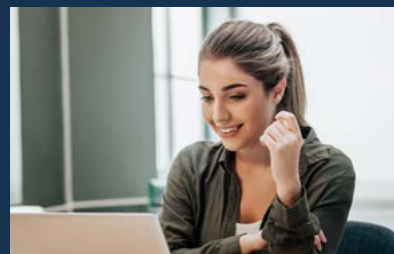
Please speak to us and find out how we can help you sell your property in 2021.



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!



Hiring the wrong agent

Hiring the right agent to sell your property is crucial. Hiring a bad agent costs a lot more than just their selling fee. Great care should be taken when deciding which agent to trust.

In Australia, thousands of property owner dollars vanish every day through unnecessary and expensive advertising, poor pricing tactics, even poorer negotiation skills of their agent, and the wrong method of sale.

Sign a listing agreement with a bad agent and you may be stuck with them for what can seem like an eternity. Many agents promise much and deliver little. Moreover, be careful about hiring an agent based on sale price estimate and fee – this rarely works out well. Interview agents to discover if they have demonstrable systems and skills.

Ask the agent to provide written evidence of strong negotiation skills. An agent should be able to demonstrate negotiation skills with proof, not just by 'talking a good game'.

Get real reviews from current and previous sellers of the agent. Arrange to speak to them where possible. Ensure an agent offers a dismissal guarantee.

If you don't trust an agent, definitely don't hire them!

Under an exclusive listing agreement, terminating the services of an agent is, to say the least, extremely difficult. In the wrong hands, an exclusive agreement is indeed a dangerous document to sign.

Avoiding a bad agreement can often simply come down to trust. If you don't trust an agent, definitely don't hire them.

If you are unhappy with the agent, allow them seven days to resolve the problem. If it remains unresolved, dismiss the agent immediately.

Above all, great agents will charge nothing until a property is sold and settled and you are happy with the outcome.

This article is adapted from the seller booklet, Real Estate's Greatest Dangers.

For Rent

2/80 Montagu Street, New Town

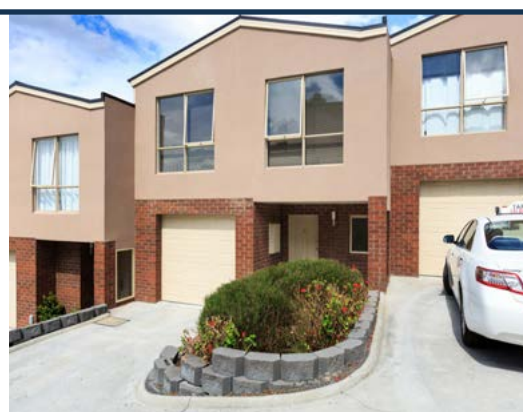
Located only a short stroll from shops and services, including the nearby New Town Plaza, this 2-bedroom unit would suit those who are looking for a quiet lifestyle. Inside, the property features an open-plan living and dining area, which includes a heat pump and thick carpet to keep the home toasty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

1/13 Stafford Court, West Moonah

This excellent two bedroom home with a view, has more to offer than meets the eye. Facing north this property is well situated to capture sun all year round, has water views, an easy care garden along with an extra car space. Upstairs features two good sized double bedrooms with built in wardrobes.

\$450/wk

[See more details](#)

41 Centenary Crescent, Claremont

This very well presented three bedroom family home has many features that are sure to impress! With stunning views and the outdoor living areas being designed perfectly for entertaining or just relaxing what more could you want. It offers a functional kitchen with dishwasher and fridge leading through to the spacious dining area with heat pump & floor to ceiling windows.

\$490/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 outgoing.

\$13,000p.a +GST



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



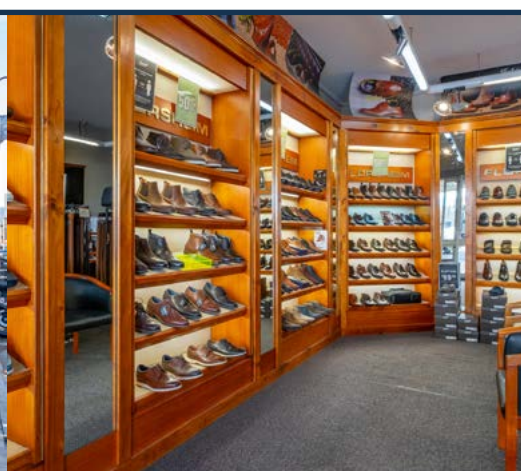
367

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](#)