

HOBART TASMANIA

# Property Magazine

1 October 2021

FREE

PROPERTY  
OF THE WEEK

## 10 Katandra Crescent Kingston Beach PAGE 2

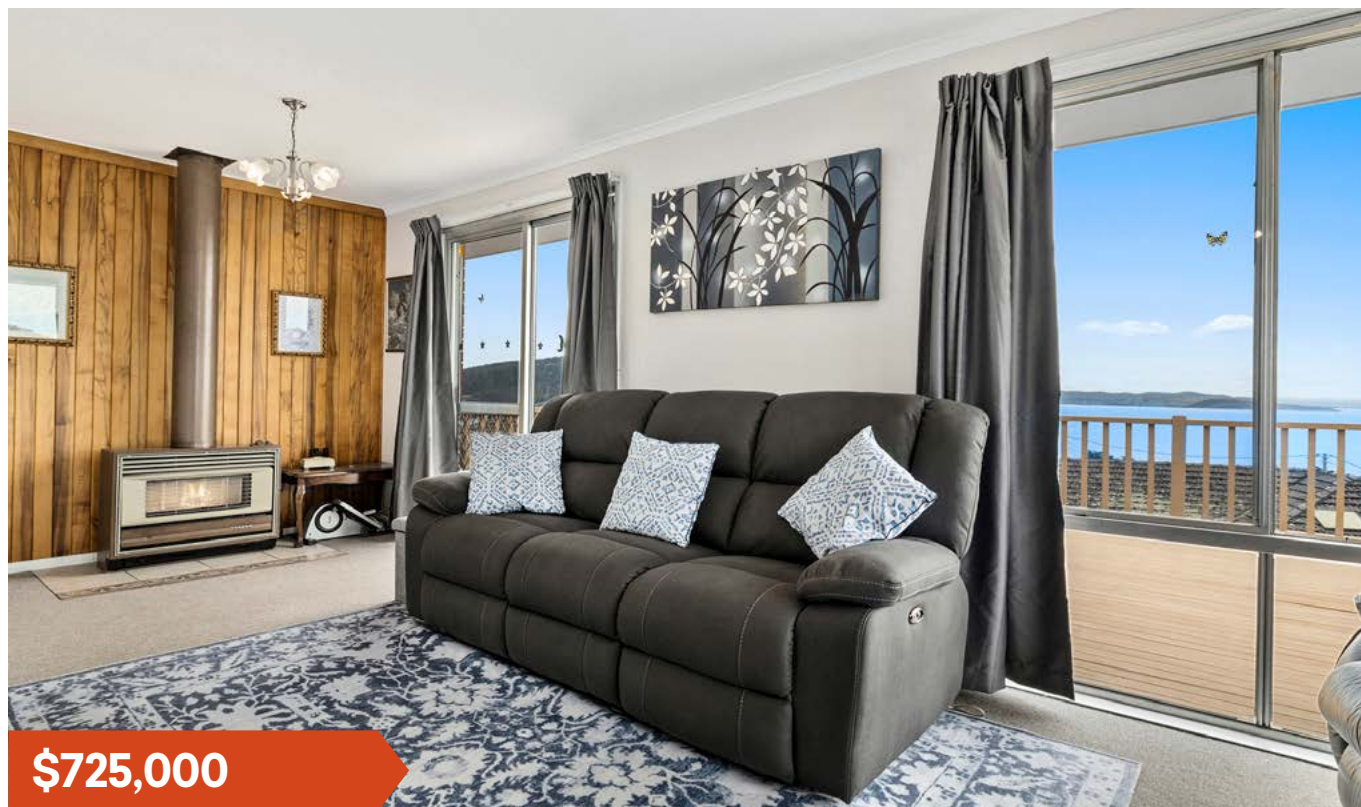


Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



**\$725,000**

## 10 Katandra Crescent Kingston Beach

### Wow, what a view!

A big deck, fabulous water and beach views, gorgeous morning sun (particularly welcome in winter) - what more could you ask for?

This established, solid family home is in a quiet neighbourhood, just twenty minutes from the Hobart CBD, and a short drive to the local shops/cafes.

There are three established bedrooms upstairs with flexibility to use further downstairs rooms for a multitude of purposes.



[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



## 2/1 McAulay Road, Sandy Bay

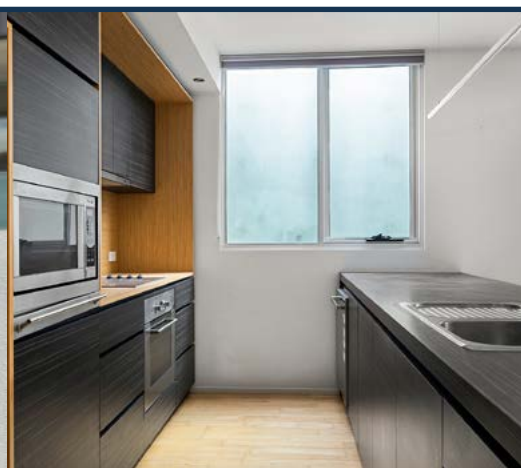
Are you looking to get into the market as an investor or first home buyer? Well here's an excellent opportunity. Being in a great location, a good tenancy is assured. It's not far from Sandy Bay Road and is walking distance to the University. The unit is in a bushy, private spot above the trees with a lovely outlook and water views from the deck.



**\$340,000**



[See more details](#)



## 2/8 Wells Parade, Blackmans Bay

Offered for sale is this beautiful 3 bedroom apartment, nestled in the heart of Blackmans Bay. Make use of all this incredible location has to offer with schools, shops, restaurants, parks and the beach all within easy walking distance, as well as small commute by car to Kingston Central and Hobart's CBD.



**\$780,000**



[See more details](#)



# For Rent

## 9 Sonnat Drive, Kingston

The home comprises of four bedrooms (three with built-in robes), combined, spacious, kitchen/dining area with heatpump, leading through to separate lounge room with sliding door access to deck and fully fenced, easy care rear yard, a dual access bathroom with bath and separate shower and separate laundry and second toilet.

**\$520/wk**



4



1



2



[See more details](#)

## 30 Syme Street, South Hobart

Located on a quiet South Hobart Street this unique Colorbond clad home captures lovely mountain views and provides the perfect opportunity for those seeking a convenient and contemporary lifestyle. The property offers three large bedrooms, an updated bathroom, an open plan kitchen and a beautifully designed yard.

**\$550/wk**



3



1



2



[See more details](#)

## 5/571 Nelson Road, Mount Nelson

This is a neat and tidy one bedroom unit with a pleasant outlook. It comes fully furnished and would ideally suit a student as it is only a short drive to UTas with public transport close by also. The bedroom is on the mezzanine level and includes a built-in desk. The loungeroom includes sofa, TV/DVD, desk and is conveniently serviced by a heat pump.

**\$290/wk**



1



1



1



[See more details](#)

## 2/67 Patrick Street, Hobart

In a sought after location, this spacious upstairs one bedroom unit is within walking distance of the city or North Hobart. The unit comprises of: Lounge with electric heating, galley kitchen with dining area, the bathroom has a shower over the bath, a double sized bedroom with natural light throughout. \*Sorry no Pets\*

**\$320/wk**



1



1



0



[See more details](#)

# For Rent

## 1/1A Lindeith Court, Sandy Bay

Cleverley designed two bedroom unit that takes advantage of the wonderful expansive views of the river and city. Features & Benefits: Long wrap around balcony, two large bedrooms with built in wardrobes, open plan living room with river views, Kitchen with pantry, lots of cupboards, breakfast bar and near new oven.

**\$400/wk**



[See more details](#)

## 2/12 Andreas Place, Geilston Bay

Set on the hillside in the new development area of Geilston Bay and just a short drive to local shops, cafes and schools, this 3-bedroom, 2-bathroom property would make the perfect home for a family or professional couple. Large windows in the open plan living area allow sun to fill the space, and there is a heat pump for year-round comfort.

**\$470/wk**



[See more details](#)

## 2/76 Barrack Street, Hobart

For those looking for space without compromise, this is a grand 4 bedroom home with a flexible floor-plan and outstanding city and river views. The two main bedrooms upstairs both have private balconies and easily accommodate large furniture. The additional two bedrooms downstairs are sizable and unique in layout.

**\$700/wk**



[See more details](#)

## 3/17 Wignall Street, North Hobart

Located just a short walk from the North Hobart restaurant strip is this private, double storey two-bedroom unit. Downstairs comprises of a lovely, sunny kitchen with plenty of cupboard space, and a generous living/dining area with both a wood heater and a heat pump for year-round comfort. The living room also provides sliding door access to a private courtyard.

**\$460/wk**



[See more details](#)





# See What Others Are Saying About Us



## Giving Your Property That Extra Appeal

You rarely need to spend thousands of dollars to make your home attractive.

Buyers are attracted by the appearance of your property and, when they inspect it, they are influenced by its atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price.

You rarely need to spend thousands of dollars in renovations or repairs to make your property attractive. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

### Falling in love

Buying a home is emotional. The feeling of a home is almost as important as the price. If your agent has 'qualified' the buyers, they will not be 'lookers'; they will be genuine people who can afford your asking price.

Their feelings will be the main reason they accept or reject your property. The word 'love' is common with home buying, and even with land, when buyers report loving the location.

Buyers say, "We loved that home and that's why we bought it." So make sure you present your property at its finest. Remove or fix anything that might 'turn off' the buyers.

### First impressions

We are attracted to homes the same way we are attracted to people.

The first thing we notice is the outside. If the property is clean and neat and welcoming, we are interested. If it is scruffy or dirty, we are turned off.

### The outside appearance

First impressions create permanent opinions, so create a positive mood for all prospective purchasers.

Neat, clean and friendly are the first steps to making your home attractive from the outside. Create an appeal that says, "Welcome. Come inside".

### The inside atmosphere

When buyers enter your property they should immediately feel at home. The inside atmosphere should be warm and appealing. One agent described it by saying, "A home should look and feel happily lived in".

### Bright and airy

Make sure the property is bright and airy by opening the curtains. Fresh air, if practicable, is always best.

### Odours

Nothing turns people off more than bad smells, so be sure your property smells fresh. You can buy plug-in fragrances that remove bad odours.

### Minor repairs

If there is any unfinished work inside the property - such as skirting boards that have been removed - fix these things. If there are any obvious minor repairs - such as door handles missing or broken hooks - fix these too. Repair all irritating things that are likely to catch the eyes of buyers.

### Focus on features

Aside from price, your property's features are its biggest selling point. If there are two properties at a similar price, the features become doubly important. Most properties are unique and each has a special 'feel' that makes it more or less attractive than another property.

If you are thinking of selling this spring, we can help you get ready. You pay nothing until **SOLD**. Call **6234 5500** for a **FREE** sales Appraisal.

# For Rent

## 2/207 Murray Street, Hobart

This upstairs one bedroom apartment is generous in size and has lots of natural light. The unit has a modern kitchen and reverse cycle air conditioning in the living room. Fridge and washing machine are included. The property is situated in the CBD within walking distance to all amenities. This is much very an easy care property!

**\$350/wk**



[See more details](#)

## 8/4 Albert Road, Moonah

This quality two bedroom unit has been fully renovated with integrity. Boasting an updated kitchen that comes with plenty of cupboards and bench space. There is also a small breakfast bar adjacent to the open plan dining area. This flows into the large living room that attracts natural sunlight and contains electric heating.

**\$420/wk**



[See more details](#)

## 2 Maritana Place, Berriedale

Situated in a quiet area this well presented 3 bedroom home offers a large kitchen with plenty of bench space and cupboards, and comes with dishwasher and pantry. There is a large living room which includes a dining space, and room for a study area or kids play space. There is a reverse cycle heat pump for heating and cooling, and there are plenty of windows for natural light.

**\$420/wk**



[See more details](#)

## 41 Fletcher Avenue, Moonah

Located in a very handy position, this lovable 2-3 bedroom home will appeal to many people for many reasons. Comes with a very flexible floor plan with a number of rooms that can be utilised for numerous purposes. Features & Benefits: New carpet in bedrooms and living areas, large lounge room with brand new heat pump, Kitchen comes with useful storage cabinets and extra bench space.

**\$385/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.

**\$305,000p.a** <sup>gross</sup>



**510**

**ZONE**

**Retail**



[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



## 5 Longreach Avenue Dowsing Point

### Hobart Waterfront Campus Style Offices, with parking

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.

The tenancy is the northern section of the property, comprising approx. 845 sqm of high quality open plan offices, with access to shared expansive break out areas, kitchen facilities and amenities.

The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

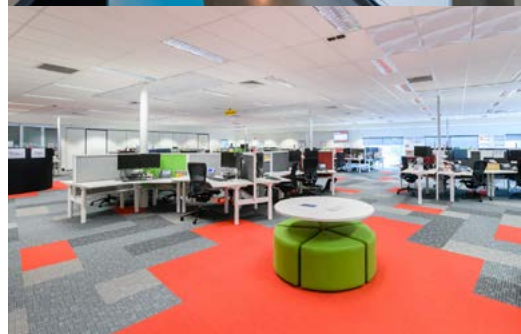
**\$270,000p.a** <sup>gross</sup>



**845**

**ZONE**

**Offices**



[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



## 40 Elizabeth Street, Hobart

This is your opportunity to secure Hobart's newest office accommodation, located in the heart of the CBD. The property is located in a high profile corner of Collins & the Elizabeth Street Mall, in what only can be described as a prime location.

**\$40,000 - \$143,850p.a** <sup>gross</sup>



**402**

**ZONE**

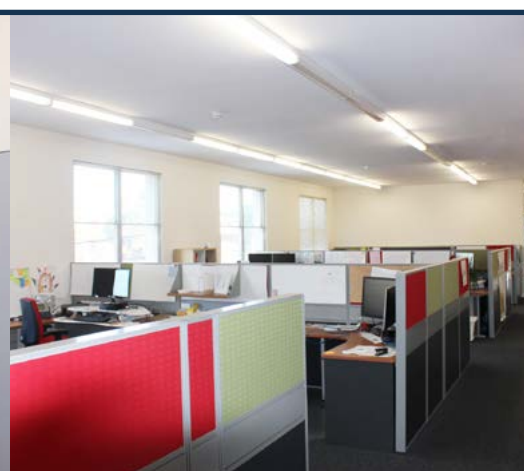
**Offices**



[See more details](#)



**Leased**



## 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** <sup>+outgoings  
+GST</sup>



**367**

**ZONE**

**Commercial**



[See more details](#)

# For Lease



## Rear Ground Floor, 237 Elizabeth Street, Hobart

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.

**\$55,000p.a**



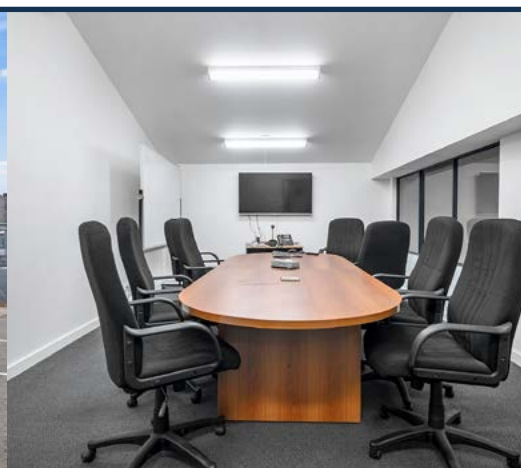
**394**

**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](#)