

HOBART TASMANIA

Property Magazine

10 September 2021

FREE

PROPERTY
OF THE WEEK

43 Parliament Street Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



\$925,000

43 Parliament Street Sandy Bay

Location Location Location! - Explore the Unique!

This incredible set-up is a rare opportunity in the middle of Sandy Bay. This unique property comprises of two apartments on one title, they have separate access and postal addresses:

43 Parliament Street, currently occupied by the property owners (two bedroom apartment): open plan kitchen and contemporary bathroom.

43A Parliament Street, currently being operated as a very successful AirBNB business (One bedroom apartment): loft style apartment, open plan kitchen/living, contemporary bathroom and private courtyard.



[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



115 Old Bernies Road, Margate

Enjoy country living at its best at the lovely Barnstable. Comprising a house and cottage on 2.16 hectares, it's a fantastic place for children to adventure in the paddocks and among the trees. Mud brick, stone, and post and beam timbers, with leadlight windows featuring real and mythological animals, solid Celery top plank doors with handmade wooden latches, all add to its rustic appeal.



\$850,000 4 3 4

[See more details](#)



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 3 1 1



[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: \$550 per week for FURNISHED, \$530 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.

\$465/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

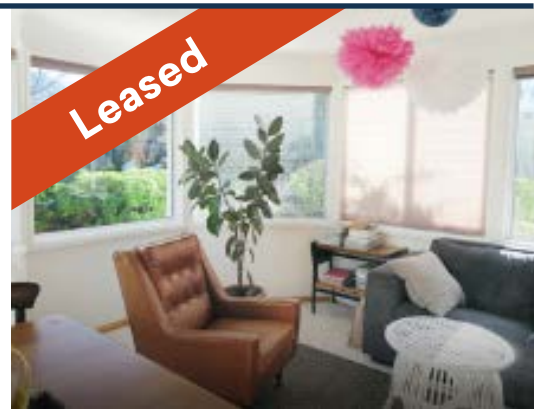


[See more details](#)

19 Alexander Street, Sandy Bay

As soon as you enter this split level family home, the elegance of the contemporary renovation that has been undertaken is evident. At the front of the home you will find the first two light filled double bedrooms, the main with large built in wardrobes. The hallway then leads to the spacious and sunny separate living room which can be used in a variety of different ways.

\$620/wk



[See more details](#)

2 Bonnington Road, West Hobart

If you enjoy a quieter life while still in close proximity to the city, this easy care, low maintenance home is for you. This airy and bright home comes with 3 bedrooms, 2 of which are carpeted and the third bedroom with polished floorboards, which could make an ideal large reading room or home office. Small pets are considered at this property.

\$500/wk



[See more details](#)

3/1 Collins Street, Hobart

Centrally positioned in a prime city position, is this beautifully furnished and equipped three bedroom apartment with secure undercover parking. Features & Benefits: Master bedroom with walk in wardrobe and private balcony, Two additional bedrooms both large and complete with roller blinds and built in wardrobes with shelving.

\$650/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

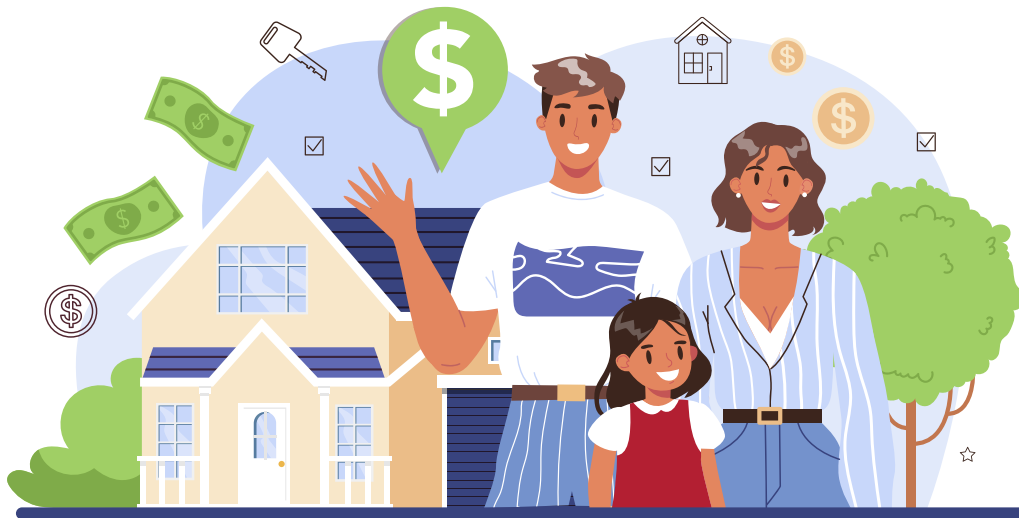
The sellers will have the right to cancel the agent's agreement if the sellers are not satisfied with the performance of the agent - provided that the sellers give the agent seven days to rectify any concerns. If the sellers' concerns are rectified, the agreement will continue. Should the sellers decide 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.



Waiting for the Market to Improve

Why not sell the house you don't want and buy the house you do want and wait for it to go up in value.

The real estate market is not a single entity **it is millions of people making individual decisions based on their personal needs and opinions.** Current real estate trends vary wildly from state to state, city to city and even suburb to suburb, making the real estate market virtually impossible to predict with any accuracy.

When deciding to sell, many use their personal opinion of the real estate market as the basis for that decision. The chance to make a few thousand dollars more will often keep people in a property they should sell. They wait in the hope their property will rise to a value that the financial gain makes the move worthwhile.

The mechanism to pick the top of a market is elusive. How is it known the market has peaked? Because, quite simply, it starts to fall. By definition, the top of the market has been missed. A rising market can quickly become a falling market.

The danger comes in trying to predict the market. Neither a rising nor a falling market is a bad thing; it is just the market. Based on individual needs, the right time to sell may be in either.

The key question that needs to be asked before any sale is, **'How will my life improve as a result of this sale?'** If there is no definite answer, the move should be reconsidered.

Price shouldn't be a seller's primary consideration if selling and buying in the same market. Changeover cost is the key consideration. If the selling price does rise, most likely the purchase price will also rise. **Why not sell the house you don't want and buy the house you do want and wait for it to go up in value.**

When seeking to reduce debt, consideration must be given to decreased interest bills and the reduction in personal stress associated with the debt. Does waiting for improved market conditions warrant the interest payments and stress involved in hanging on?

Sometimes a property must be sold to take advantage of other opportunities. By holding out for improved market conditions, the cost of losing the opportunity may be greater than the increase in the value of the property.

Living in the desired house rather than remaining stationary, experiencing less stress thanks to reduced debt, and taking advantages of opportunities rather than missing out are three excellent reasons for selling now rather than waiting and thinking about how **life might improve.**

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



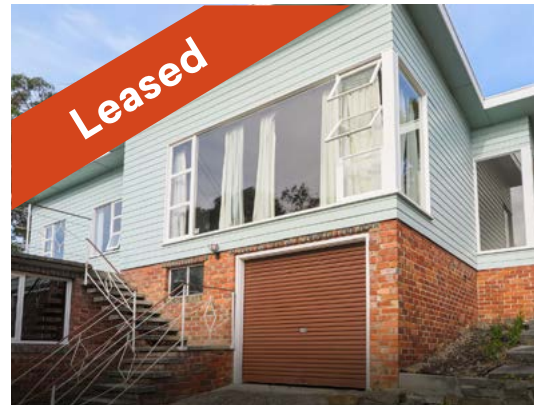
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1



2



[See more details](#)

1 Gem Court, Blackmans Bay

This House Really is a Gem! A great family home situated in a quiet cul-de-sac, walking distance to Blackmans Bay Primary School. A private split level home with 3 bedrooms and 1 bathroom, separate toilet and separate laundry. Open plan kitchen, dining & lounge rooms and are all heated with a heat pump.

\$450/wk



3



1



2



[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



3



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



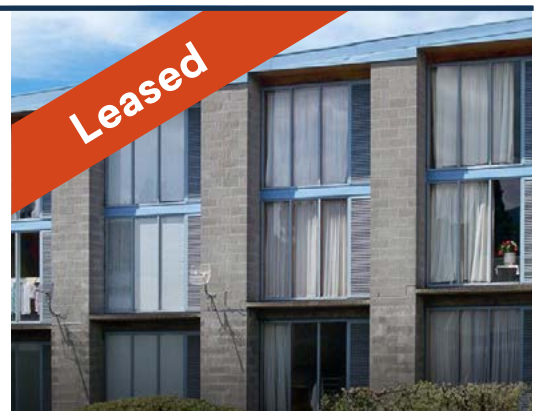
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1



1



[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 ^{gross}



510

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.

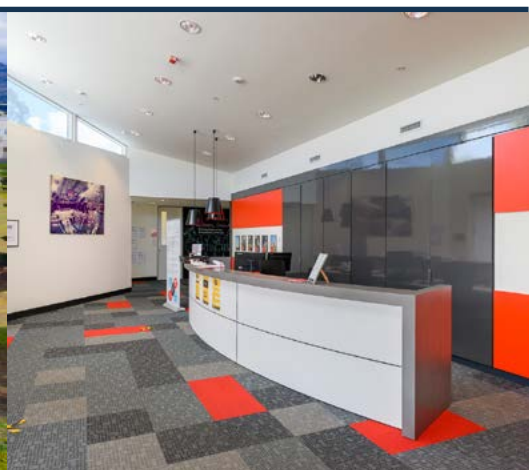
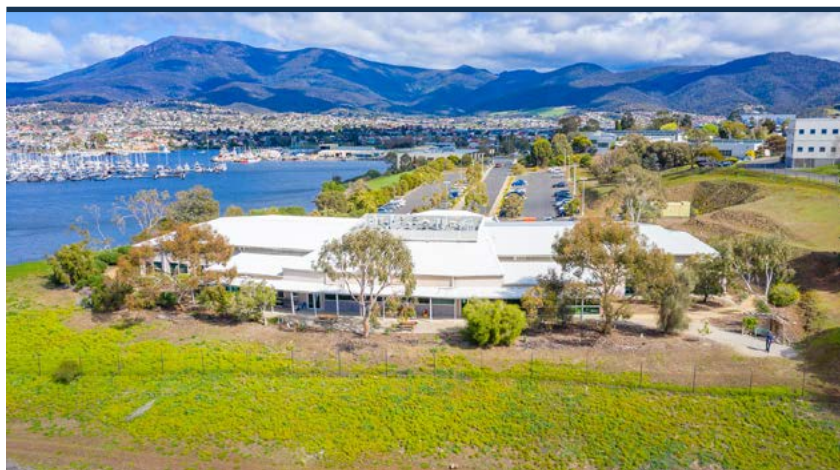
\$82,270p.a +outgoings
+GST

367 m²

ZONE Commercial



[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 m²

ZONE Offices



[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.

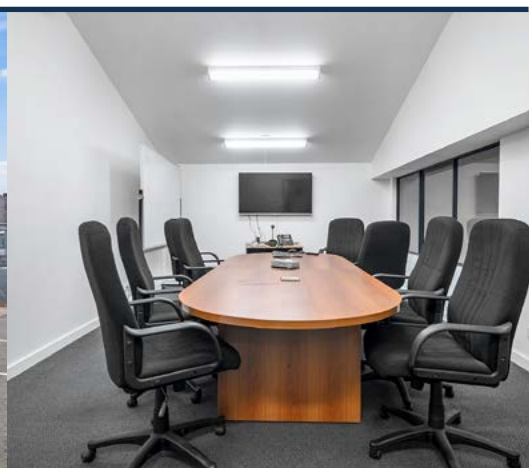
\$13,000p.a +GST

42

ZONE Offices



[See more details](#)



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](#)