

HOBART TASMANIA

Property Magazine

17 September 2021

FREE

PROPERTY
OF THE WEEK

247 East Derwent Hwy
Lindisfarne PAGE 2



Edwards Windsor

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

Property of the Week



\$539,000

247 East Derwent Highway Lindisfarne

A Lindisfarne Classic

Embrace the timeless style of this solid 1950s, Lindisfarne home, close to shops, schools, transport, and lifestyle attractions.

Well positioned on the site to capture all day sun, the property offers three bedrooms, two with built-in robes/cabinetry.

The bathroom has a separate toilet, shower and bath to accommodate the family. There is also a separate laundry.

The open plan kitchen/dining and living room all flow through to the spacious sun room.

The grounds are low maintenance, including a fully fenced rear yard with established rose garden and a single garage with plenty of off-street parking for convenience.



[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

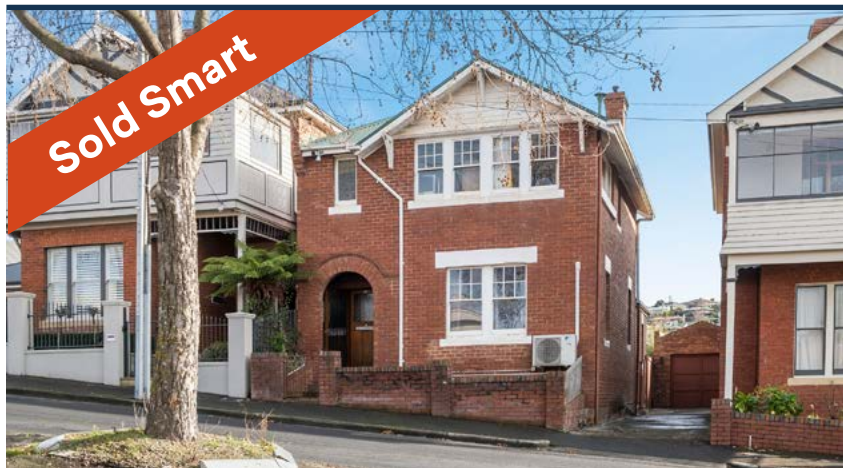
Enjoy country living at its best at the lovely Barnstable. Comprising a house and cottage on 2.16 hectares, it's a fantastic place for children to adventure in the paddocks and among the trees. Mud brick, stone, and post and beam timbers, with leadlight windows featuring real and mythological animals, 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.



Contact Agent

3
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[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](#)

26 Marieville Esplanade, Sandy Bay

This bright and sunny property in a great location boasts a modern bathroom and kitchen, including the added bonus of a walk in pantry. There are two good sized bedrooms with beautiful original pressed tin ceilings, and a spacious lounge with an electric heater.

\$530/wk[See more details](#)

1/256 Bathurst Street, West Hobart

Beautifully presented and positioned two bedroom secure apartment on city fringe. Features & Benefits: 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](#)

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[See more details](#)

For Rent

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](#)

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](#)

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.



\$60b Savings Going To Real Estate

Australians are cashed up with unused holiday funds totalling \$60 billion and looking to spend it on property.

Finder analysis of Tourism and Transport Forum figures show in the year to June 2019, Australians spent \$62.3 billion on international travel.

With that money no longer flying out of the country as a result of the closed international borders, much of it is now being pumped into housing whether it be upsizing, a lifestyle change or renovation.

The lack of travel opportunities, concerts cancelled and closed restaurants means even first home buyers are now saving more than ever.

Real estate agents are reporting that those who can't travel are also using that money to buy holiday properties in Australia, so they have somewhere to travel to when state borders reopen.

Finance is very cheap and homeowners are accumulating a lot of equity as their properties go up in value, so they are now looking to invest, using their savings.

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

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](#)

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[See more details](#)

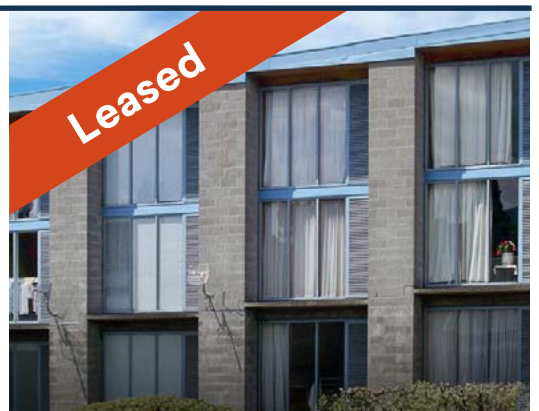
4/6 Timsbury Road, Glenorchy

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.

\$305,000p.a ^{gross}



510

ZONE Commercial



[See more details](#)

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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 ^{gross}



845

ZONE Offices



[See more details](#)

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For Lease



Level 1/89 Brisbane Street, Hobart

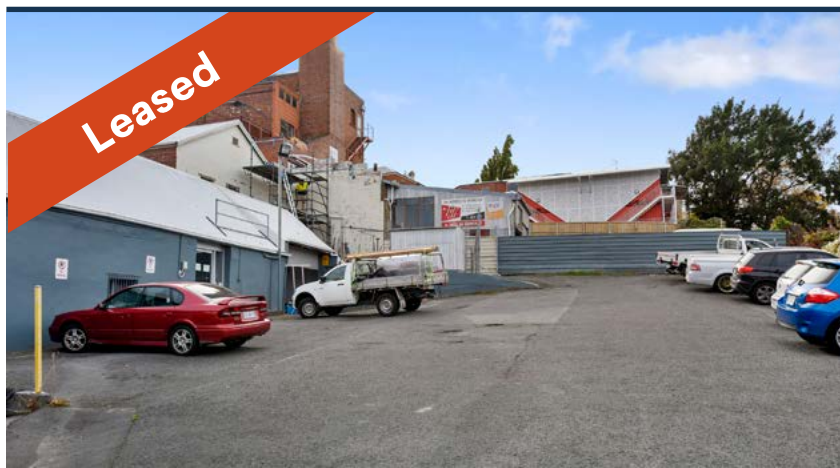
Edwards Windsor have the pleasure of offering for lease quality, refurbished offices, located on a high profile corner of Brisbane and Murray Streets, on the fringe of the Hobart CBD. The main office area has an area of approximately 297 sqm and the boardroom has an area of 79 sqm.



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

367 **ZONE Commercial**

[See more details](#)



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](#)

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.

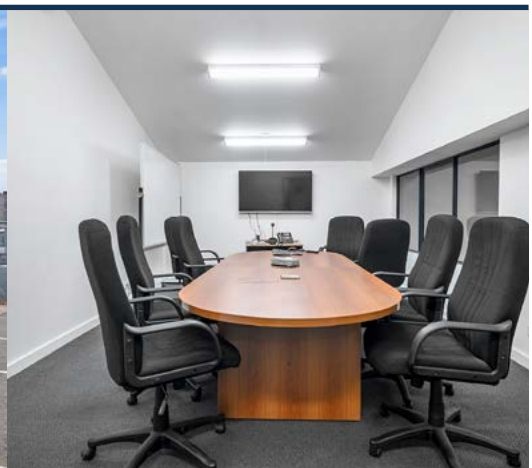
\$13,000p.a +GST

42 m²

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 m²

ZONE Commercial



[See more details](#)