

HOBART TASMANIA

# Property Magazine

24 September 2021

FREE

PROPERTY  
OF THE WEEK

## 2/8 Wells Parade Blackmans Bay PAGE 2

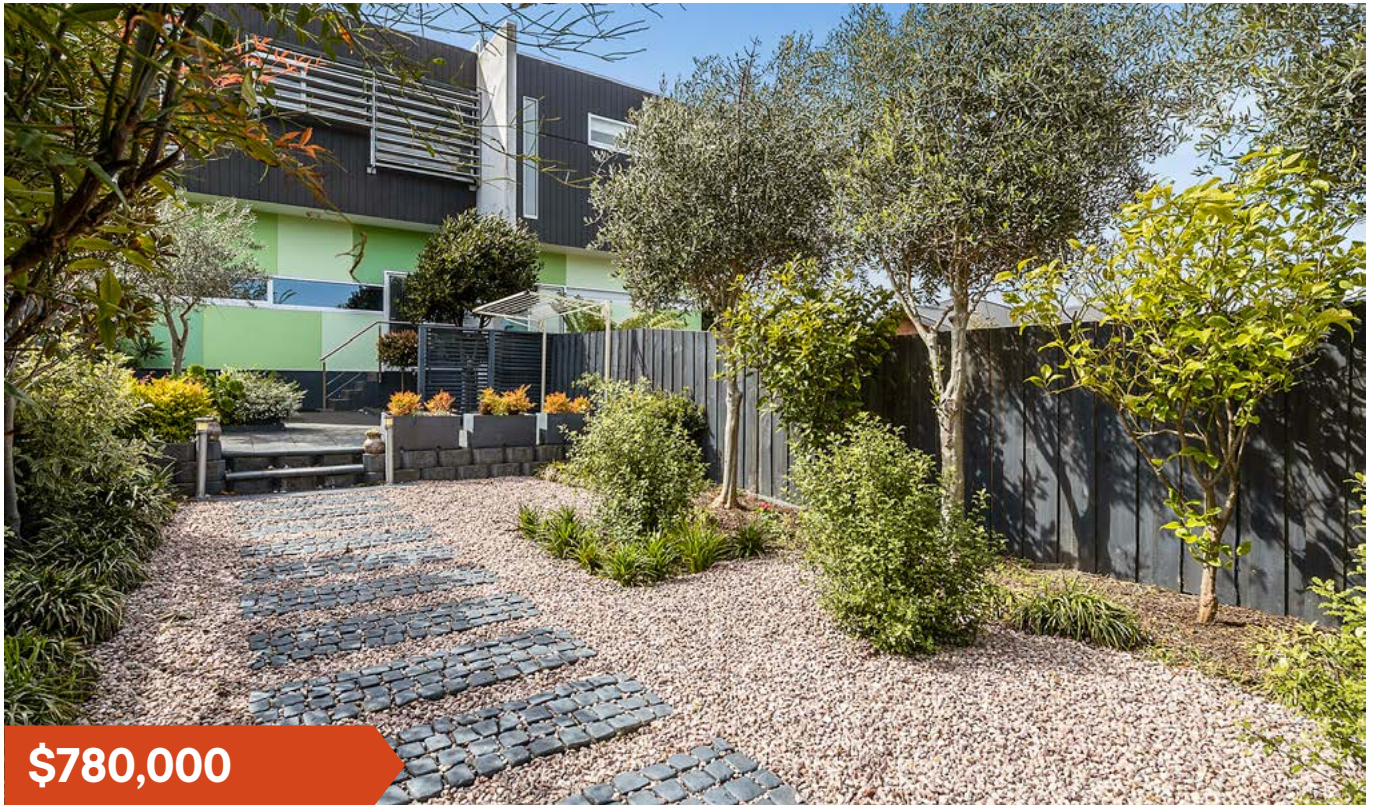


Edwards Windsor

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



# Property of the Week



## 2/8 Wells Parade Blackmans Bay

### Luxurious Lifestyle Living

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. Built in 2009 this unit has all the modern designs you could ask for:

- Enjoy 3 sizeable bedrooms, the main including a walk in robe and ensuite
- Modern colour scheme and fitouts in both bathrooms and the kitchen
- Spacious open plan kitchen, dining and lounge that leads on to sunny patio



[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



## 33 Benjafeld Terrace, Mount Stuart

This lovingly-maintained home has had only one owner since it was built in 1949. North-facing, it boasts panoramic views and plenty of sun. It's a solidly built home that will be attractive to first home buyers, professional couples, downsizers or the astute investor.



**\$720,000**



[See more details](#)



## 1 Powell Street, Sandy Bay

This charming home is tucked away at the end of a little-known, quiet, street in the midst of some lovingly renovated cottages of a similar vintage, and is ready for a makeover. It has one established bedroom; the second has been transformed into a large study with folding French doors but could be easily reinstated.



**\$720,000**



[See more details](#)



# For Rent

## 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](#)

## 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**



[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**



[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

## 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](#)

## 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](#)





# See What Others Are Saying About Us





## Locked-down Aussies Saving More

An inability to travel overseas or even interstate in many cases, plus lockdowns keeping people out of restaurants and shops, means Australians are saving a lot more.

About 37% of Australians say the latest round of stay-at-home orders improved their savings, according to a new survey from UBank.

Of those, 45% are millennials, which UBank chief executive Philippa Watson says are more adversely affected by the economic shutdown. She says young people are disproportionately impacted by lockdown job losses, as they are highly represented in the hospitality and retail sectors. As a result, many have started saving an "emergency fund" for future lockdowns and forced time off work.

ABS figures show savings ratios increased from 6% to 19.8% in the March Quarter. Many are using the savings to renovate homes or buy investment properties.

While most are saving more, the survey found one-in-five respondents believe Covid has a negative effect on their ability to save, many because they are spending more online.

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.

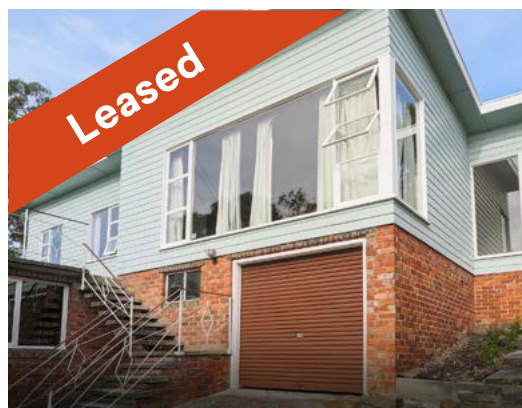


# For Rent

## 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**

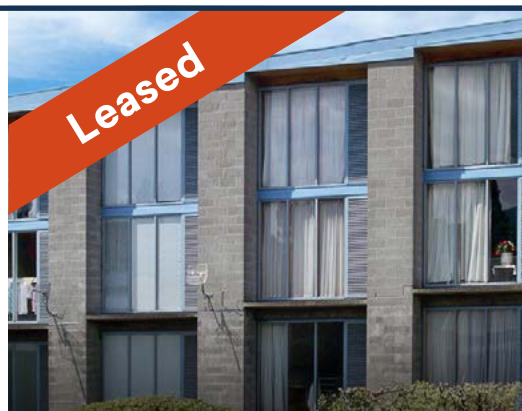


[See more details](#)

## 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** <sup>gross</sup>

**m<sup>2</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.

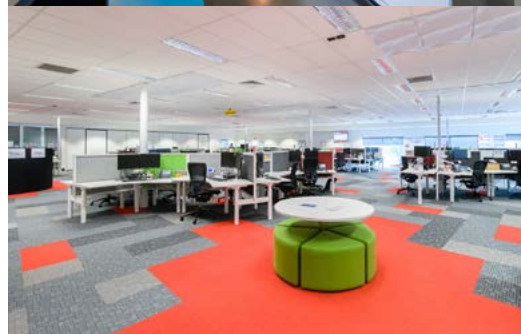
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

**\$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](#)



## 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.

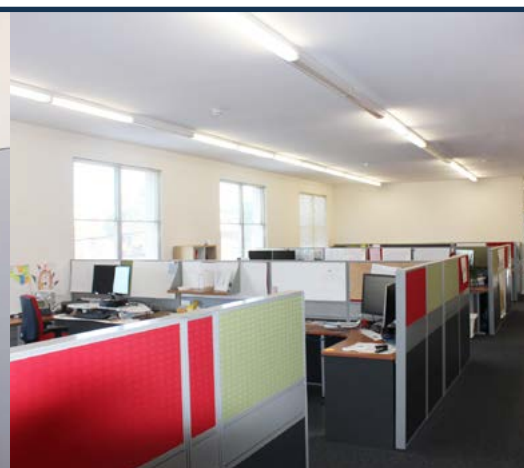
**\$82,270p.a** <sup>+outgoings  
+GST</sup>



**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**



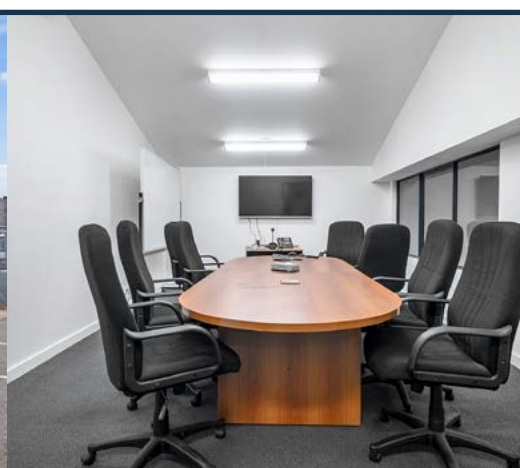
**394**

**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](#)