

HOBART TASMANIA

Property Magazine

3 September 2021

FREE

PROPERTY
OF THE WEEK

115 Old Bernies Road Margate PAGE 2



Edwards Windsor

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

Property of the Week



\$850,000

115 Old Bernies Road Margate

Rustic Barnstable house and cottage

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. Close to north-facing, it boasts loads of sun and an expansive outlook to North West Bay and the mountain. Enjoy the light and space enhanced by the high ceilings and open plan living.



[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



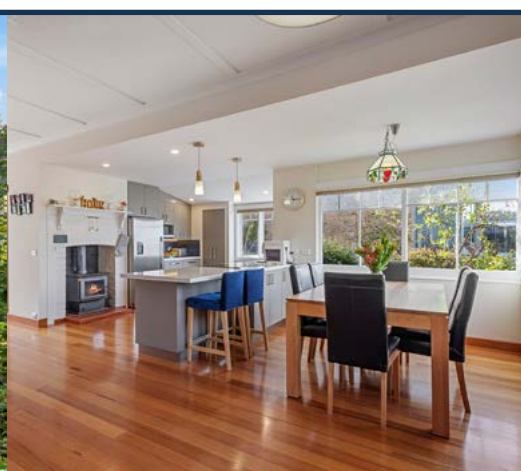
304 Clarence Street, Howrah

This fully renovated, low maintenance home, just a 4 minute walk from the Shoreline Shopping Centre (and less than 10 minutes to Howrah Beach), has so many sought-after features including 3 bedrooms, two toilets and a double garage. This could be the home that you've been looking for!

\$680,000



[See more details](#)



53 Tanundal Street, Howrah

Find a home in Howrah with more character and charm than this one ... if you can! This lovely 1914 farmhouse has been fully renovated. No stone has been left unturned in making this a modern, quality, comfortable family home, and without compromising the charm of its original features. Immediately across the road is a park/playground and a walkway to Clarence Street.

\$850,000



[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.

\$500/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

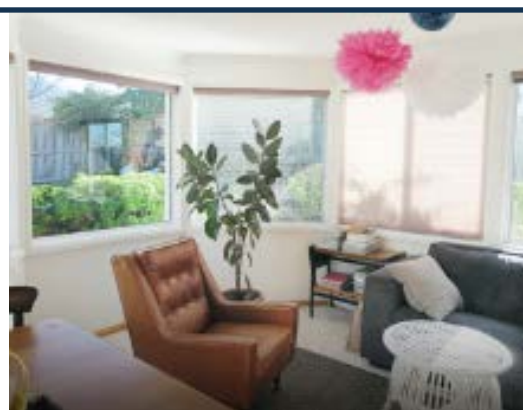


[See more details](#)

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.

\$500/wk

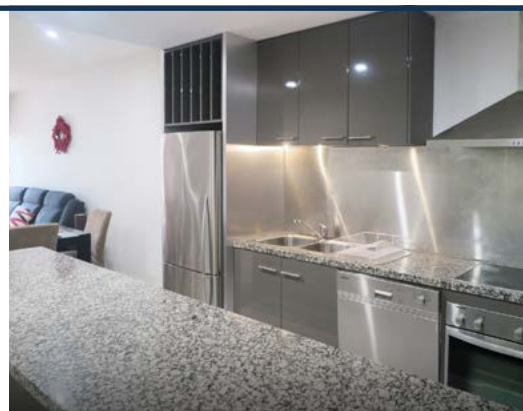


[See more details](#)

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.

Seven questions to ask when selling

Taking the time to understand and ask seven questions before you sign with any agent can go a long way to ensuring you make the right choice.

What evidence did you rely on when valuing our property?

We are all susceptible to believing what we want to hear. If an agent quotes a high price for your property, it's natural to want to believe them. However, an agent who cannot justify their price to you as the owner will have an even harder time convincing a buyer.

If the property sells below your quoted price, do we still have to pay full commission?

When you sign an agency agreement to sell, the agent must provide a written assessment of value. You, as the seller, enter into the agreement based in part on the agent's written assessment. If the agent fails to achieve their promised assessment of value, you should have an ability to penalise the agent for getting it wrong. By being firm on this point when interviewing agents, you will flush out what the agent really thinks your home is worth.

How do you have an auction with one buyer?

It is staggering how many homeowners list for auction without knowing the answer to this question. Clearly, auctions rely on competition - that is, multiple bidders.

Unique homes often require unique buyers. In soft markets, you can be fortunate to have even one buyer. What happens if only one buyer attends the auction?

What if two buyers attend the auction, where one absolutely loves the home and the other is a bargain hunter? The bargain hunter sets the price at which the emotional buyer becomes the highest bidder.

Resist signing with an agent until they offer a plausible explanation on how they handle a situation where they have only one buyer at the auction.

What strategy will you employ to get the highest price for our property?

Agents love to talk about 'clearance rates' when selling and marketing their firm. As a home seller, you want a high price, not to be part of an agent's clearance results. Focus on the agent with the best strategy for achieving the highest price, not for clearing housing stock quickly.

The time to ask tough questions about the agent's strategy is before you employ them. The agent is less able to wave you away if you grill them prior to listing. After all, you will be paying a lot of money for the agent's service, so it's best everyone is on the same page before you begin.

If you already have buyers, why do we need to pay advertising upfront to reach those same buyers?

It's the greatest paradox in the market. The agent claims to have readily available buyers, and then asks for advertising money to find buyers. Why?

Which agent will attend the inspections with buyers?

Many lead agents will list the property and then palm off the selling of the property to a junior or assistant. Get it in writing that the agent you list with will be the agent handling inspections and negotiations. You don't want the sale of your home to be treated as a training exercise. In fairness, it's not that junior salespeople won't be involved in the process, but you need to be completely clear about the experience of the agent who will be leading negotiations in the campaign.

Can we have the names and contact numbers of 10 previous clients?

Real estate agents sell houses to buyers and services to sellers. The house is tangible, but the service is intangible. Judging the value of any service in advance of actually receiving the service is difficult. Speak to the agent's recent clients to understand whether the promises match the delivery.

Ask the hard questions first, before you sign. Saving the tough questions until later, when the campaign is in trouble, is too late.

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

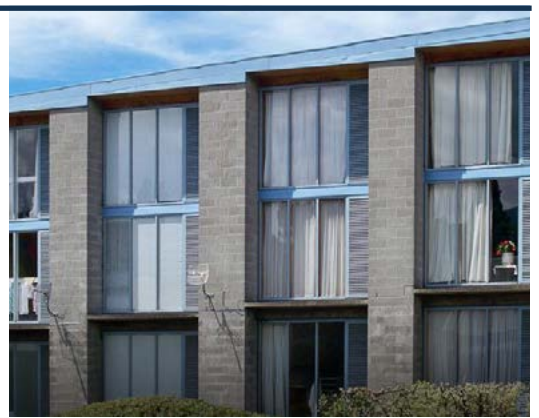


[See more details](#)

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**

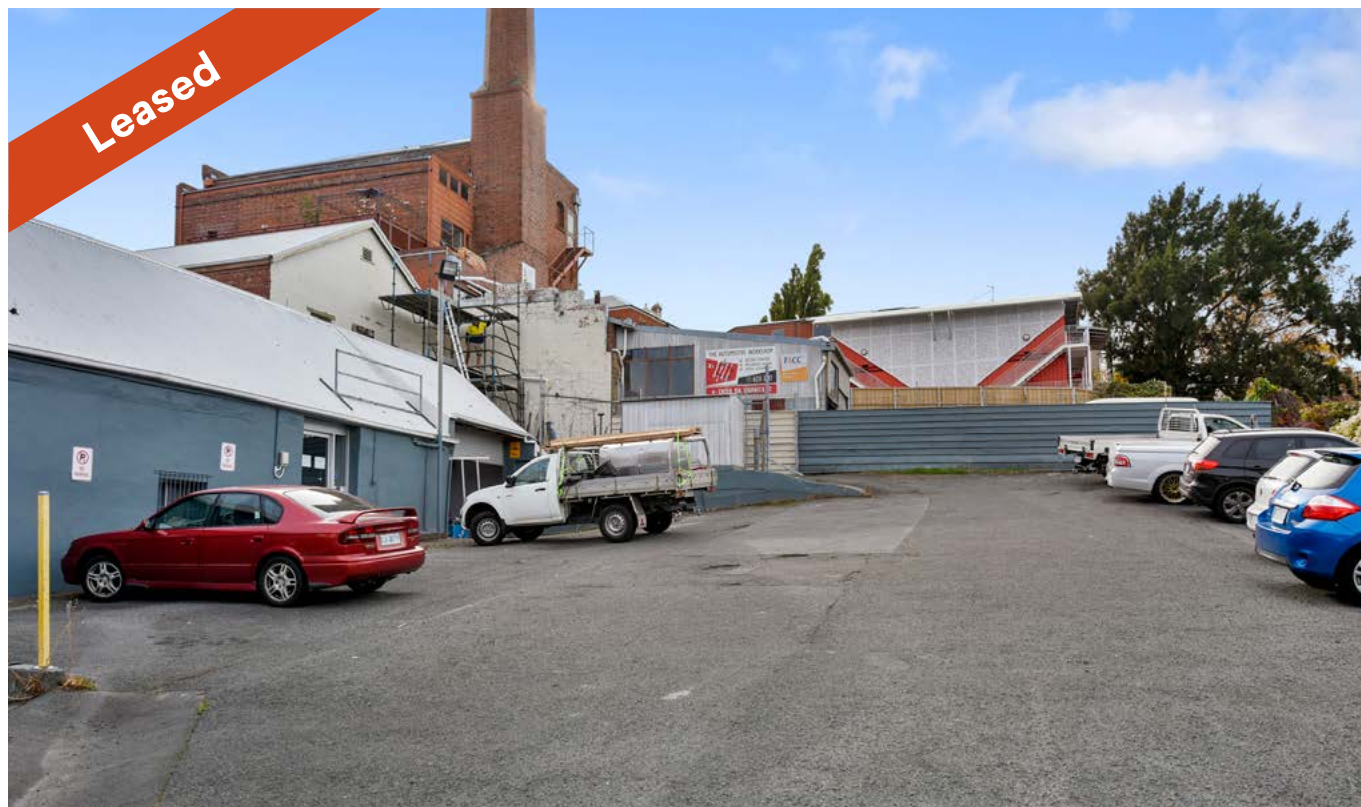
ZONE Commercial



[See more details](#)

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For Lease



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



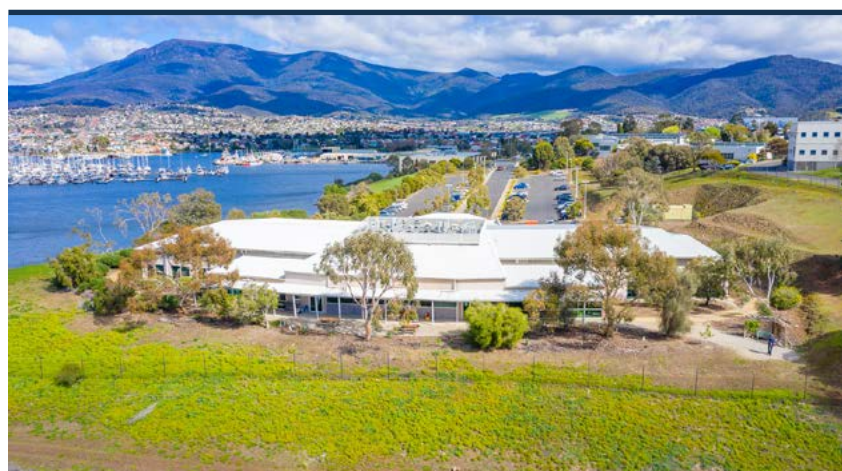
367

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.

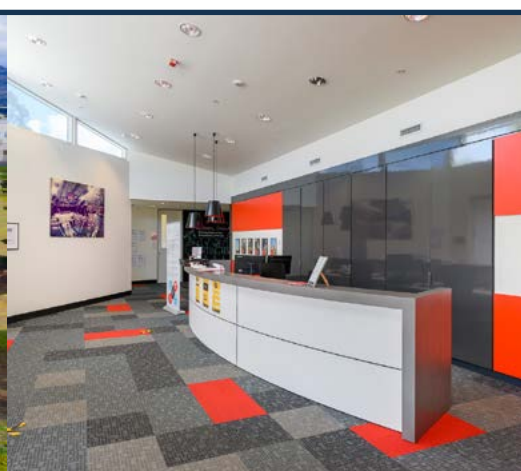
\$270,000p.a gross



845

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



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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.

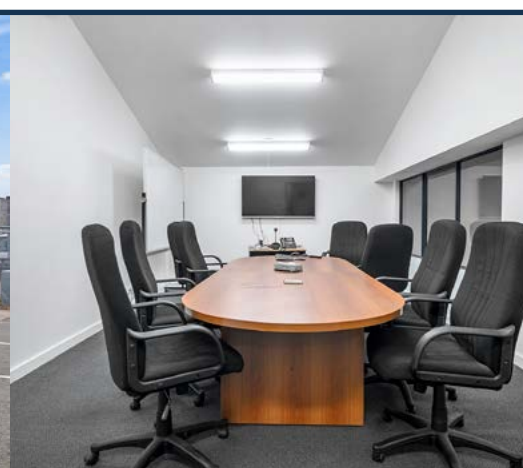
\$60,000p.a +outgoings
+GST



344

ZONE

Commercial



[See more details](#)