

HOBERT TASMANIA

# Property Magazine

15 October 2021

FREE

PROPERTY  
OF THE WEEK

## 75 Burnett Street North Hobart PAGE 2



Edwards Windsor

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



# Property of the Week



**\$675,000**

## 75 Burnett Street North Hobart

### What a great location!

This two storey circa 1900 double brick house, is located next to Palfreyman's Arcade, just a few metres from the North Hobart restaurant/café strip, and is ready for its new owner. Its central location also means that it's an easy walk to the city and readily available public transport. There are many original features in the house including high ceilings and several fireplaces (although no longer used as such). There are two good-sized bedrooms upstairs with built in robes and there's a little balcony overlooking the street that's accessed from the front bedroom. Downstairs, there's a living room, dining room and kitchen, and a bathroom under the stairs.



[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



## 2/425 Sandy Bay Road, Sandy Bay

As far as apartment living goes, it doesn't get much better than this! This spacious, open plan apartment has been fitted out with a stunning interior, premium materials and total sophistication. Featuring: Stunning views of the River Derwent and walking/exercise paths right on your doorstep. Perfect for cosmopolitan professionals/downsizers and only a short walk to Sandy Bay shopping and services.

**\$995,000**



[See more details](#)



## 4 Wallong Place, Berriedale

This comfortable family home, on a generous 670 sqm, block is brimming with opportunity or ready to just move in and settle down. Well positioned for the sun and nestled in sought after Berriedale, this property with stunning views of the Derwent and Mona is ready to be snatched-up!

**\$540,000**



[See more details](#)



# For Rent

## 1/177 Bathurst Street, Hobart

This superbly positioned very functional townhouse is ideal for comfortable accommodation in the heart of the city. The property sits high and proud to capture the sun and enjoy the cityscape views. Features & Benefits: Delightful streetscape appeal with easy care front yard and welcoming verandah.

**\$675/wk**



3



2



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.

**\$530/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](#)

## 33 Benjafield Terrace, Mount Stuart

This long time loved and much cared for property is ideal for those requiring a little extra living space. North facing aspect, ideal for capturing the sun all year round along with providing expansive views. Features & Benefits: Master bedroom is particularly large, carpeted and comes with built in wardrobes.

**\$520/wk**



2



1



1



[See more details](#)

# For Rent

## 116/571 Nelson Road, Mount Nelson

This modern apartment is located on the first floor of a quiet, recently built complex. Inside the unit you will find a modern kitchen with quality stainless steel appliances including a fridge and dishwasher, and plenty of storage. It opens out onto a spacious living and dining area and is heated and cooled by a reverse cycle air conditioner.

**\$465/wk**



[See more details](#)

## 1/27 Jeannette Court, Lenah Valley

Dominantly positioned, free standing modern townhouse with expansive views. There is more than meets the eye in this well cared for three bedroom property that keeps offering extra the more you explore. Excellent points of separation and living space make it ideal for the growing or older family.

**\$675/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.

**\$450/wk**



[See more details](#)

# SPRING

*into Action*

If you are thinking of selling this Spring  
it's time to get ready.

Speak to us now for a **FREE** Appraisal,  
Expert Advice and Help to get you ready  
for your **Risk Free Spring Sale!**







## Learn to love early buyers

High prices often come early. The only problem with buyers who make good offers early in the marketing campaign is that their offers look bad when compared with the first, and current, asking price - which is always higher than the true market price. American sales trainer, David Knox, said, **"Sellers do not come down FROM Market Price setters come down To Market Price."**

Ask your agent to tell you about the Endowment Effect, which was discovered by Harvard University professor, Dr Max Bazerman. The Endowment Effect explains why sellers often expect more than their properties are worth, but this expectation should not stop you from getting the highest price.

Your agent should give you an accurate estimate of the likely selling price of your property. Although this figure may be less than you expected, the agent's likely selling price range should be the TRUTH.

**ALL negotiation experts say that if you want to get a high price you should start high.**

We agree with this, but this creates a problem with early offers which, as was previously said, are often the highest.

**The problem with early offers is that although they are often the highest offers they look terrible when compared with a high first starting price.**

Low prices often come late, so be careful - the buyers you reject when your property is first placed for sale may be the buyers prepared to pay the best price.

The longer your property stays on the market, the number of buyers for it usually gets lower, not higher. And your price will often get lower too.

So treat early offers with respect.

# For Rent

## 3/3 Tower Road, New Town

This tidy upstairs two bedroom unit, one of only four in a quiet block. Located in a central spot and is a short walk to New Town shopping plaza and public transport on your doorstep. The unit has two good sized bedrooms, master with built ins, a separate living area and functional kitchen/dining room. The bathroom has space for a washing machine and plenty of cupboard space.

**\$350/wk**

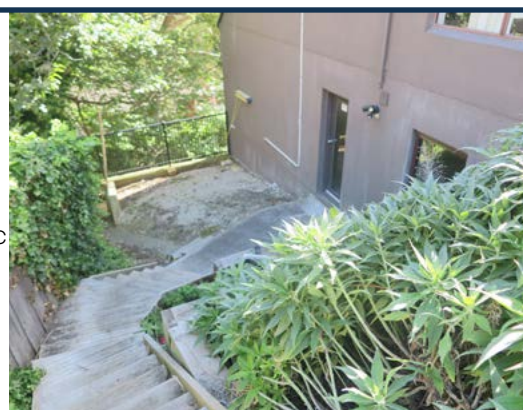


[See more details](#)

## 1A/7 Dalkeith Court, Sandy Bay

A neat and tidy one bedroom unit in a small block of four. Set on the lower level this unit is private and has a staircase that takes you down to the front door. It has an open plan living/kitchen/dining area with an under bench oven, cooktop, refrigerator and an electric heater for the colder months.

**\$270/wk**



[See more details](#)

## 15 Nelumie Street, Lindisfarne

If you have been looking for a little style and comfort in your accommodation needs, then you may well find it here. This conveniently positioned home is located within an easy stroll of Lindisfarne Shopping Village and handy to a number of local schools, parks and recreational facilities.

**\$675/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>

**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.

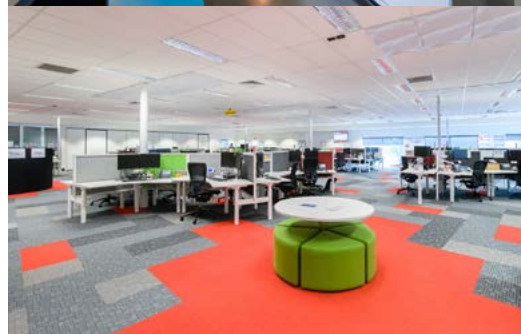
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

**\$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.

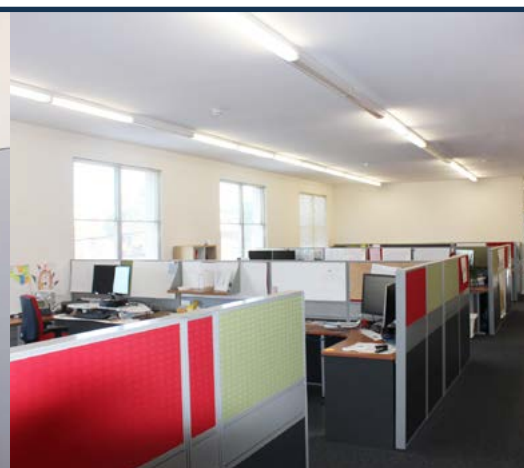
**\$82,270p.a** <sup>+outgoings  
+GST</sup>



**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**



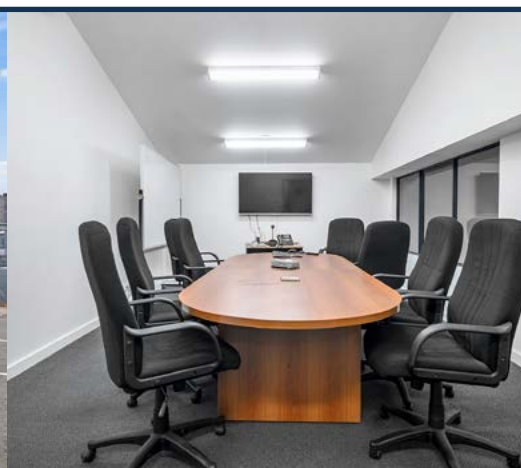
**394**

**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](#)