

HOBERT TASMANIA

Property Magazine

22 October 2021

FREE

PROPERTY
OF THE WEEK

75 Burnett Street

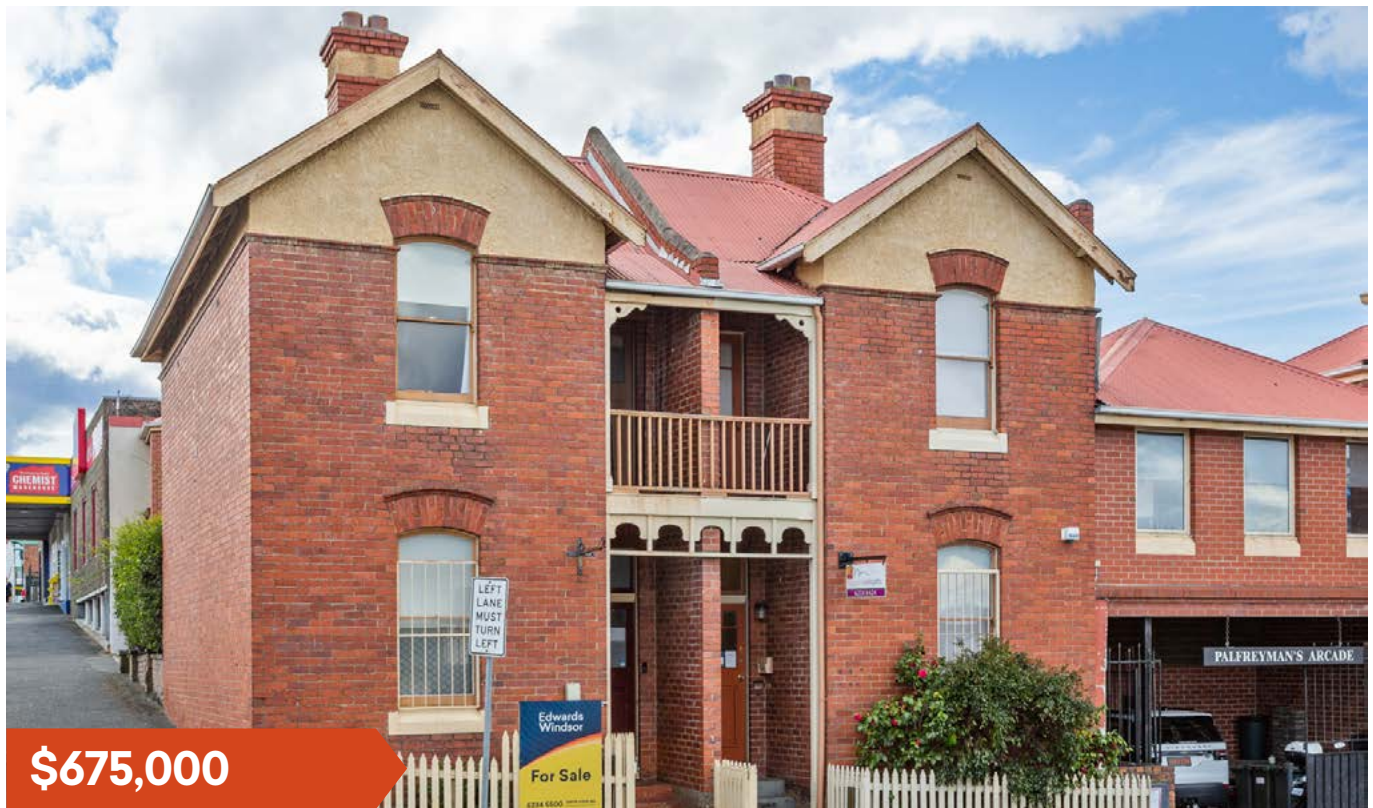
North Hobart PAGE 2



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



[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.

\$495/wk



[See more details](#)

1 Powell Street, Sandy Bay

Delightfully secluded this highly appealing two bedroom home comes dripping with character. Much loved and well cared for this home operates very functionally either as a one or two bedroom property. Gorgeous leafy green and private yard creates a very enjoyable extra living space, which is complemented with a sizable storage shed or workshop.

\$450/wk



[See more details](#)

33 Benjafeld 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



[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](#)

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](#)

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!**





Be reasonable about advertising

We advise you to not pay advertising costs, but nor should you make unreasonable demands upon your agent to pay for needless advertising. Too often home sellers make the mistake of demanding premium advertising for their properties.

Buyers who want to buy in your area know the area. The right marketing will bring your property to their attention.

It is the location, price and features of your property that attracts them not the prominence or glossiness of your advertisements.

Your agent must be an expert in marketing and should not necessarily 'follow the crowd' with expensive advertising on third party websites. It is a waste of money to place premium advertisements online, or in publications that reach thousands of people who will not buy.

Here is what your agent should be doing to find a buyer for you:

- Your agent should be sending email Home Alerts to thousands of buyers every week;
- Your agent should have large numbers of signs in the area;
- Your agent should be an expert at directing enquiry to her agency's website.

This will bring the best buyers to your agent and your agent will then qualify the buyers and bring the right ones to your property. That's how most properties are sold.

If your property is not selling there are usually only two reasons: the agent is incompetent or the price is too high.

If you keep advertising your property, people may start wondering what is wrong with it.

'His' and 'her' are interchangeable in this publication.
All examples apply to both sexes.

For Rent

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

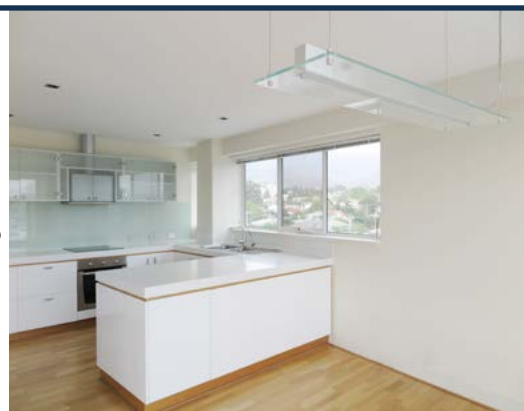


[See more details](#)

10/33 Tower Road, New Town

Located within a secure, quiet complex with lift access to the penthouse apartment and lovely views right down to the Tasman Bridge, this unique property is a must to inspect. The penthouse offers a large light filled, open plan living/dining area with access to the balcony, leading through to the modern, well designed kitchen with plenty of cupboard and bench space, fridge and dishwasher.

\$620/wk

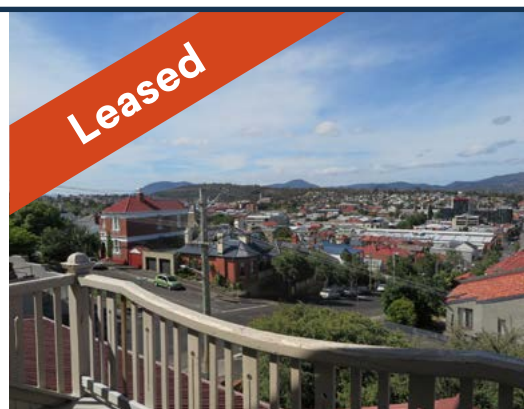


[See more details](#)

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](#)

3/3 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](#)

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

Retail



[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.

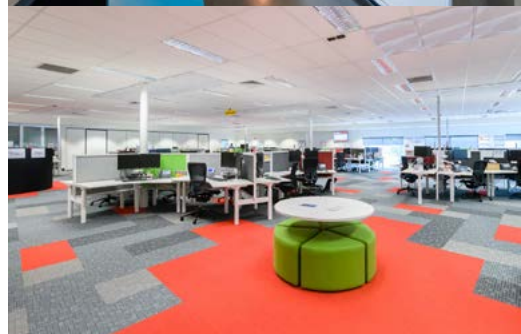
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

\$270,000p.a ^{gross}



845

ZONE Offices



[See more details](#)

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 ^{gross}



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.

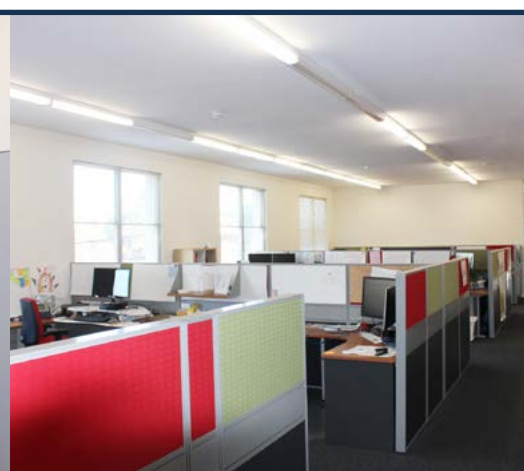
\$82,270p.a <sup>+outgoings
+GST</sup>



367

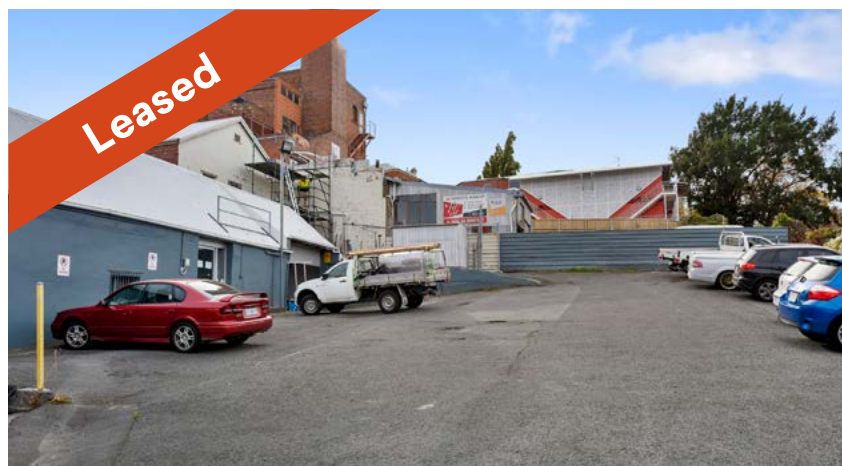
ZONE

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



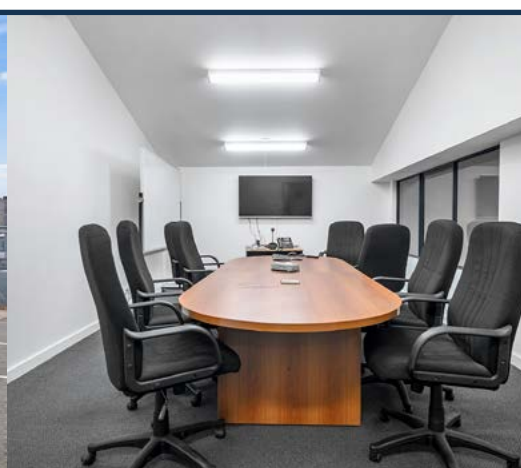
394

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](#)