

HOBERT TASMANIA

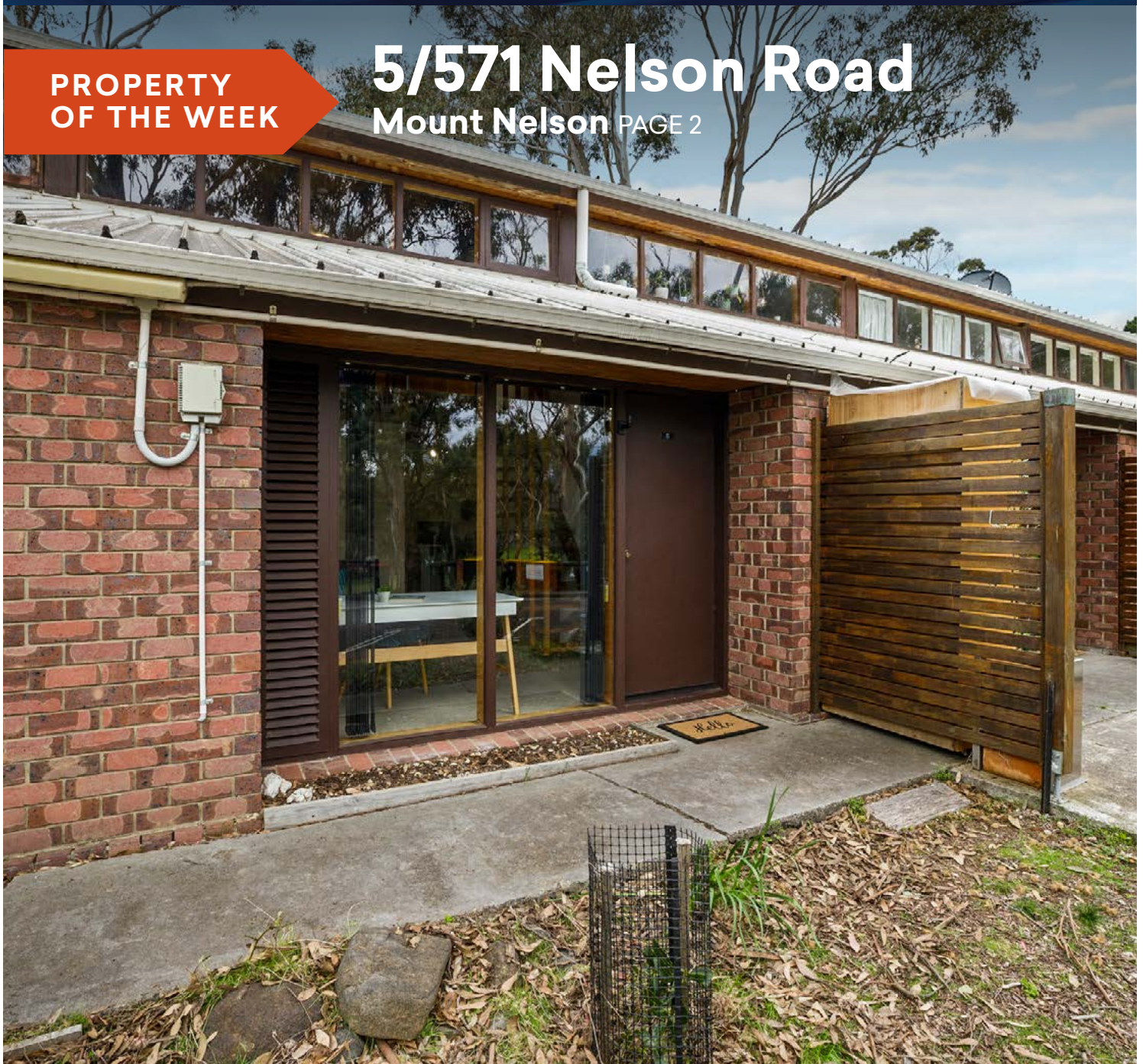
Property Magazine

29 October 2021

FREE

PROPERTY
OF THE WEEK

5/571 Nelson Road
Mount Nelson PAGE 2



Edwards Windsor

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

Property of the Week



\$359,000

5/571 Nelson Road Mount Nelson Opportunity Awaits

Offered for sale is this delightful one bedroom apartment, nestled in the peaceful and serene suburb of Mount Nelson. Enjoy a home amongst the gum trees and always feel close to nature. Make use of access to the local parks, sports grounds and walking tracks, whilst only being a very short commute by car or public transport to both Hobart CBD and Kingston Central. What else does 5/571 Nelson Road have to offer:

- Neat kitchen space with adjacent lounge/dining area
- Great double sized Mezzanine bedroom with outlook amongst the trees
- Computer desk and office space setup upstairs



[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



Under Offer

75 Burnett Street, North Hobart

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).

\$675,000



[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.

\$650/wk



[See more details](#)

1/44 Seddon Street, Austins Ferry

This two bedroom unit in a quiet cul-de-sac has recently had a make-over and is all ready for its new residents to move in! The unit features an updated kitchen with new benchtop and splashback, two pantries, dishwasher and an abundance of bench and storage space.

\$400/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 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



[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.

\$450/wk

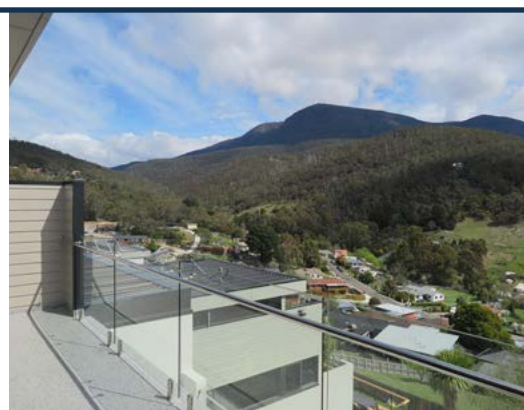


[See more details](#)

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

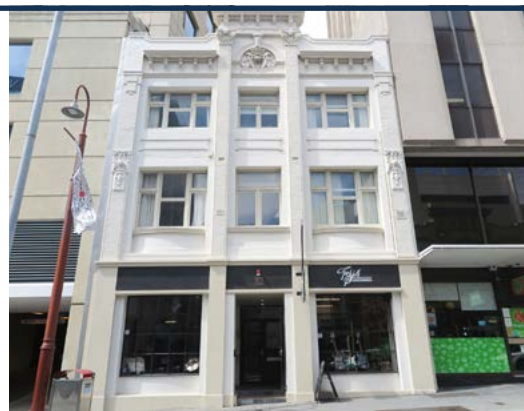


[See more details](#)

2/82 Collins Street, Hobart

Enjoy the hustle and bustle of city life? Looking for a spacious property in an inner city location? Then look no further than this top storey apartment in one of Hobart's historic buildings. It offers a comfortable, gracious lifestyle for busy professionals, who want the luxury without the price tag.

\$525/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!**





Weekly price and marketing review

Price is a major factor in marketing and it is important that you and your agent get it right.

Since all negotiation experts say that if you want to get the highest price you should start high and then come down until the right buyer is found, it stands to reason that **price is a very important factor in effective marketing.**

Every week you and your agent should meet to discuss:

- The week's marketing - what has been done, and what enquiry did it generate?
- Discuss individual enquirers and what they had to say about the property. This includes those who talked with the agent about the property even if the discussion did not result in an inspection.
- Weekly Price Review - is the current price attracting interest? Have any offers been made? At what price should the property be offered in the coming week?

Try not to get too 'hung up' on price. In marketing, price is like bait is to fishermen - if one type of bait isn't working, change the 'bait'.

For Rent

3 Oliver Avenue, Lindisfarne

This beautifully renovated 3-bedroom home is just waiting for you to make it your own! The three carpeted bedrooms receive plenty of sunlight for natural warmth; the main bedroom also includes built-in wardrobes. The kitchen includes a fridge, dishwasher, and microwave for your convenience.

\$450/wk

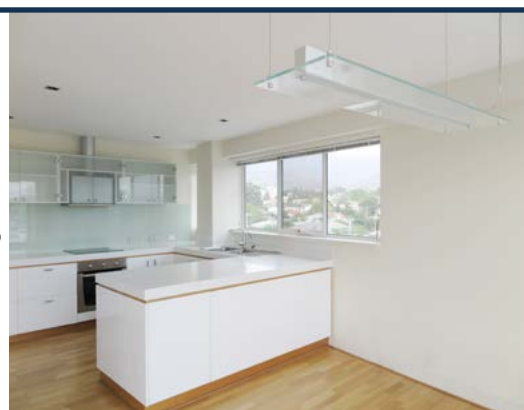


[See more details](#)

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](#)

7/18 Maning Avenue, Sandy Bay

This light and bright, cosy, one bedroom unit was renovated in May this year. It is located in a quiet yet convenient area of Sandy Bay. The large windows in the living area capture the pristine water views and sunny aspect.

\$320/wk



[See more details](#)

3/54 Duke Street, Sandy Bay

This recently renovated one bedroom unit is conveniently located in the heart of Sandy Bay, only a 10 -15 minute walk away from the University of Tasmania and only 600m to the supermarket and restaurants. The unit in a block of only 4, comprises a modern bathroom and open plan living and kitchen equipped with a fridge, dishwasher and washing machine.

\$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}

m² 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.

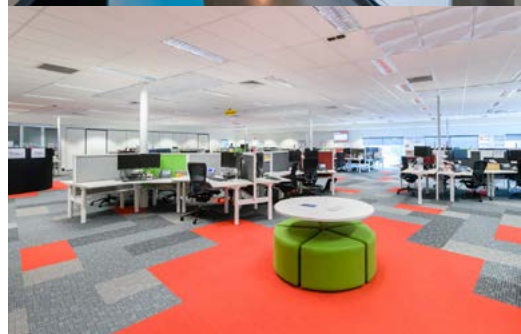
\$270,000p.a ^{gross}



845

ZONE

Offices



[See more details](#)

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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](#)



Front Tenancy, Level 2, Biggins Building/ 63-69 Letitia Street, North Hobart

Located within the former Hobart High School complex, on level 2, is a studio/office tenancy available for lease. The property is located on the northern corner of Letitia St and Federal St, some 3 kms from the Hobart CBD, within the sought after inner city suburb of North Hobart.

\$18,373p.a ^{+outgoings}



100

ZONE

Offices



[See more details](#)

For Lease



263 Kennedy Drive, Cambridge

Situated in the popular Cambridge industrial area, a modern concrete tilt panel warehouse, which can either be leased as one or divided into two tenancies. The overall premises has an area of 693sqm.

\$90,869p.a +water
+GST



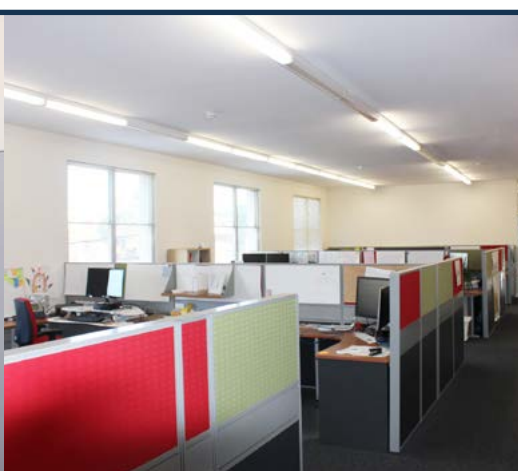
693

ZONE

Industrial/Warehouse



[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 +outgoings
+GST



367

ZONE

Commercial



[See more details](#)