

HOBERT TASMANIA

Property Magazine

12 November 2021

FREE

PROPERTY
OF THE WEEK

33 Burnside Avenue

New Town PAGE 2



Edwards Windsor

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

Property of the Week



\$950,000

33 Burnside Avenue New Town

Pretty As A Picture!

Just move in and enjoy this fully and tastefully renovated home in a sought after location, close to the CBD, schools and all services. It offers:

- Flexible floor plan of 2 large bedrooms with potential for a 3rd.
- Inviting wide hallway with Tas Oak floorboards throughout.
- Modern Kitchen/Dining with island bench and quality appliances.
- Luxurious Bathroom with tiled floor, double vanity, deep bath and separate shower.
- Sunroom/2nd Living at rear overlooking the garden.



[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.

For Sale



745 Leslie Road, Leslie Vale

Have you ever dreamed of owning your own private retreat hidden in the bush? Now is your chance! Offered for sale is this 3 bedroom, 1 bathroom home tucked neatly inside the gum trees and shrubs offering plenty of privacy, quiet and peace of mind. Bordered by the Levert Rivulet there is something for everyone to experience and enjoy.

\$499,000



[See more details](#)



5/571 Nelson Road, Mount Nelson

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.

\$359,000



[See more details](#)

For Rent

4/337 Macquarie Street, South Hobart

Superb location on the cusp of South Hobart & Hobart, in a beautifully refurbished Heritage listed building and within easy walking distance of the City and South Hobart precinct. This delightful upstairs unit is split over two levels and is tastefully decorated in neutral tones.

\$410/wk



[See more details](#)

2/36 Waterloo Crescent, Battery Point

This one bedroom apartment is situated at the back of a block of only three units. Although small, you will still find everything you need. Located in the prime position in the heart of Battery Point, being a short walk to Salamanca, the waterfront and the city centre.

\$340/wk



[See more details](#)

2 Indigo Court, Margate

Designed with a family in mind, upon entry, you enter into the spacious, light filled, combined living/dining area with a heat pump, to ensure comfort all year round. From here there is sliding door access out to the large deck area and also out to the rear yard.

\$570/wk



[See more details](#)

7/571 Nelson Road, Mount Nelson

Two storey unit among the trees! This one bedroom unit has the bedroom set on a mezzanine level overlooking the cosy lounge room. There is a small kitchen off the living room which has a great sized window that brings in lots of light. Shower over bath in the all white bathroom and a shared courtyard at the rear.

\$250/wk



[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.

\$500/wk



[See more details](#)

Where will you be when Santa comes?

If you've been thinking about selling your house and perhaps buying another, then, if you want to be happily moved and settled before Christmas, you'll need to start doing something soon.

Right now, in the Spring/Summer season, it's traditionally the time of high activity in the real estate market. There should be more properties to choose from if you're buying and many more buyers if you're selling. But the sooner you start, the sooner you'll be happily moved and settled.

At our agency we are gearing up for a frantic few months as we head towards Christmas. If this year is anything like previous years, it's almost certain that we'll need more properties to sell.

So, if you are thinking of selling before Christmas, please call us now and we'll be happy to give you a

FREE MARKET OPINION

on the price of your property.



The purpose of an agent

by *PETER O'MALLEY - Author of Real Estate Uncovered*

The simple task of selecting an agent to sell your home can become problematic very quickly. Whilst there will be many agents who pitch for your business, knowing which agent is the right agent won't necessarily be a straightforward decision. Selecting the right agent becomes all the more challenging if you don't know how to identify a good real estate agent from one that over-promises and underdelivers.

Many people will interview real estate agents and focus on two seemingly plausible selection criteria: the price the agent feels the property is worth and the agent's selling fee.

Even though most people select their selling agent using these criteria, it is flawed and often leads to the wrong agent being selected. The agent is not a valuer. All agents whom you interview will have an opinion on the likely value of your property. And that's all it is, an opinion of value.

Ultimately, a real estate agent's job is to maximise the sale price on behalf of the seller, in a timely fashion. If all you want is a price on your home, call a valuer, not a real estate agent. Therefore, when interviewing and selecting an agent, you need to examine the overall proposed selling strategy – both the agent's proposed marketing and negotiation process. The best agent is the one with the best selling strategy, not the highest price quote.

The name of the game when selling is for the agent to negotiate the maximum price from all interested buyers. If the owner signs up with the most price optimistic agent and commits to a \$5,000 advertising campaign over 90 days hoping the agent is telling the truth around price, it will most likely end in tears.

Often, many people will sign with the agent using a selling strategy that they don't like, such as auction, purely because they like the price the agent quoted.

This seems simple enough. However, if you interview

real estate agents and don't bring the selection criteria back to the proposed selling strategy, you will plunge into a world of confusion.

So long as the agent has a thorough understanding of property prices in the respective market place, that's a sufficient starting point to then begin examining the agent's selling strategy.

Any prices quoted by agents should be backed by sales evidence. A proposed selling price without supporting sales evidence quoted by an agent should be taken with a pinch of salt. It's easy for an agent to quote a high price to a property seller, but it takes genuine knowledge and skill to defend the price with sales evidence to a buyer when the home hits the market.

Finally, never tell the agent what you feel the home is worth. We are all susceptible to believing what we want to hear. Keep the focus on how the agent will negotiate the highest possible price from every buyer for you.

In terms of commission, fees and advertising costs, the cheapest agent is the one that leaves the most money in your pocket after the sale has occurred. An agent that cuts their commission by 1% to get the listing is one that likely cuts price as opposed to builds value.

Ask yourself, when an agent is negotiating the sale of your home, do you want one that cuts price to get a deal done or one that builds value into the offering?

It may feel good to get the agent's fees down at the time of listing, but it won't feel so good if a buyer is out negotiating your incompetent agent a few weeks later.

When it comes to paying real estate agents, cheap is rarely good and good is rarely cheap. The best agents maximise price in a strong market and protect price in a falling market.

For Rent

7/71 Mount Stuart Road, Mount Stuart

Located close to the city, this newly renovated two bedroom apartment is vacant and available for lease right away! Features & Benefits: The brand new kitchen with fridge, dishwasher and microwave included flows through to the open plan living area. The apartment has two good sized bedrooms with new carpet and a spacious new built in wardrobe in the main bedroom.

\$440/wk



[See more details](#)

9 Mildura Street, Bellerive

Nicely positioned to capture sun and on a no through street this very comfortable home is situated within a short walk to Eastlands Shopping Precinct and all other desired services and amenities this popular area has to offer. Features & Benefits: Large master bedroom with built in wardrobe. Second bedroom also with built in wardrobe.

\$450/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](#)

43/1b Bournville Crescent, Claremont

In a new build area on a regular bus route and a short trip from Claremont Shopping Village, this modern three bedroom townhouse with splendid water views and sun all year round has many fantastic features: Master bedroom with floor to ceiling built in wardrobes and plush carpet. Second and third bedrooms fully carpeted and include built in wardrobes.

\$550/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.

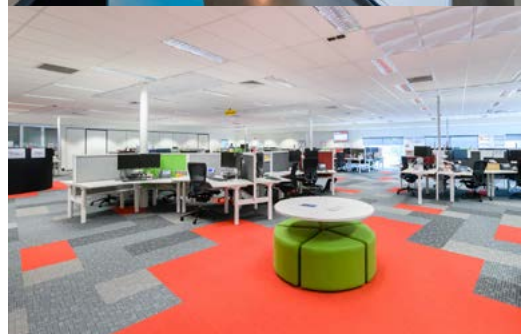
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

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



845

ZONE Offices



[See more details](#)

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



263 Kennedy Drive Cambridge

High Quality Industrial Unit - Lease as One or Individually

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 and could be split into the following areas:

- Warehouse 1 – 330sqm
- Warehouse 2 – 363 sqm

Ample on site parking is provided at the front of the building, with rear access for delivery of goods.

The opportunity exists to develop an office or showroom at the front.

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



693

ZONE

Industrial/Warehouse



[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](#)



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](#)