

HOBART TASMANIA

Property Magazine

26 November 2021

FREE

PROPERTY
OF THE WEEK

66 St Helens Street
Lindisfarne PAGE 2



Edwards Windsor

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

Property of the Week



\$695,000

66 St Helens Street Lindisfarne

Family home that enjoys lots of sun

This solid, well-insulated, three bedroom home is well situated. Its north-easterly aspect captures all day sun and is located only a couple of minutes' drive from Eastlands as well as being on the local bus route and walking distance to several schools and colleges. Its been freshly painted and new blinds and curtains recently installed.

- There are three double bedrooms – two with built in robes.
- The kitchen/dining room is fairly original and opens to a lovely big, sunny deck.
- The bathroom comprises a vanity, shower and bath; the toilet is separate.

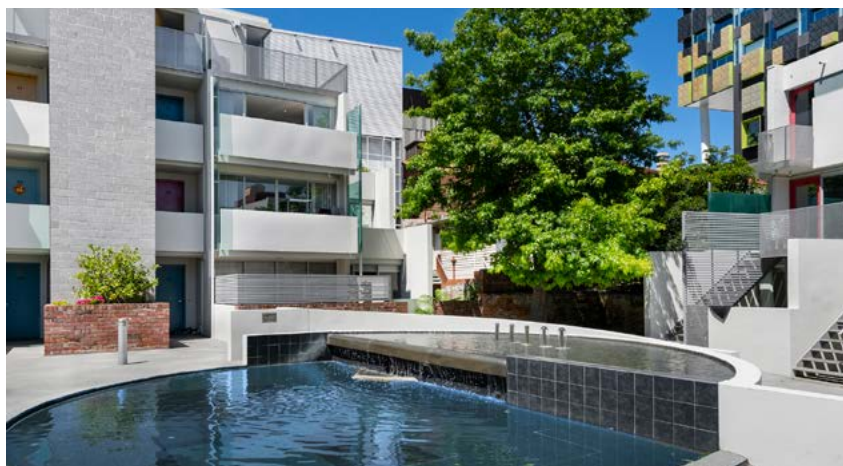


[See more details](#)

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



36/9 Sackville Street, Hobart

This delightful 2 bedroom apartment is part of the Theatre Mews complex, offering a 1 minute walk to the hospital, the Theatre Royal on your doorstep and easy walking distance to the Hobart waterfront, and Queens Domain including the Tasmanian Botanical Gardens, Doone Kennedy Hobart Aquatic Centre and Hobart International Tennis Centre.

\$1,100,000



[See more details](#)



33 Burnside Avenue, New Town

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.

\$875,000



[See more details](#)

For Rent

3/11 Trumpeter Street, Battery Point

Superbly situated in the heart of Battery Point this beautifully renovated one bedroom fully furnished townhouse offers modern comforts and easy living. Downstairs is a well-appointed open plan kitchen comes complete with fridge, dishwasher, microwave and modern kitchen cupboards and bench tops.

\$465/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](#)

4/352 Macquarie Street, South Hobart

This top storey flat above a well known florist is ideal for a single person or couple who want to live within walking distance of the city and enjoy all the benefits South Hobart has to offer. Cafes, newsagent, chemist, gift shops and a Post Office are right on your doorstep. Inside you will find a light and airy bedroom, with built-ins, overlooking the street.

\$295/wk



[See more details](#)

48 Susan Parade, Lenah Valley

Wonderfully presented and comfortable three bedroom home that offers plenty for the family. Comes with new carpets in living and bedrooms. Features & Benefits: Main bedroom with built in wardrobes and delightful outlook. Dedicated kids room with built in wardrobes and shelving. Third bedroom with garden outlook out built in wardrobes.

\$550/wk



[See more details](#)

For Rent

8 Greenlands Avenue, Sandy Bay

Situated in the heart of Sandy Bay in a wide, quiet no through street you will find this well presented and particularly large period home. All three bedrooms are more than generous in size and come with nice features including picture rails and old style window seats.

\$550/wk



3



2



1



[See more details](#)

3/114 Molle Street, West Hobart

This light and bright apartment can be found in the upstairs of a beautiful Federation style home in the popular suburb of West Hobart. The property consists of an eat-in kitchen, with table and chairs and plenty of storage. The lounge is heated by a heat pump. The double bedroom has a free standing wardrobe and large chest of drawers.

\$345/wk



1



1



1



[See more details](#)

51 Spring Street, Claremont

Nicely situated within a short stroll of Austins Ferry Primary School, you will find this delightfully renovated, highly functional and comfortable family home. Features & Benefits: Fabulous modern kitchen that offers plenty for the home chef. Casual dining room adjacent to kitchen. Lounge room with heat pump and a cosy wood heater.

\$460/wk



3



1



3



[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



2



1



1



[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.





Buying Before Selling

Home sellers are often confronted by an uncomfortable question. What if they sell quickly and have nowhere to live?

The traditional solution goes like this. Find another home you love. Buy it, subject to sale of your existing property or by using bridging finance, and then sell the current property.

This common 'solution' presents a danger that more than any other leads home sellers to financial loss.

Agents love it; they obtain a truly motivated seller. Banks love it; they gain or keep a client and get double the Interest until the property sells.

However, properties don't always sell quickly, or at the expected market price. **Financial loss when selling can be hard and fast, or so subtle that the seller doesn't even realise it's happened.**

The most common scenario ends up looking like this: Concerned about being homeless, people begin searching for properties to buy, often finding the perfect home. The dream of the new home plus a fear of missing out prompts them to pay a premium when purchasing. They then ask the purchasing agent to price their existing home. The improbable lie rolls out and the sellers do their figures and decide it's a perfectly affordable move. They may even finance it immediately, using bridging finance.

Their property is listed at an inflated price but doesn't sell. As the clock ticks by, financial and emotional pressure on the seller increases. This helps the agent

'educate' the seller down from the improbable lie to a selling price far below the original estimate. The homeowner ends up selling their original home for less than expected and paying too much for their new home, losing on both sides of the transaction.

Following four simple steps can easily avoid this financial danger.

1. **Find a buyer for your existing property.** Agree to price and terms with the buyer and ask them to hold. Most genuine buyers will agree to a short wait, especially if they love your property. You now have a firm budget with which to work, and a buyer in place, providing a good solid negotiating position for buying. More importantly, you are safe from the danger of overcommitting based on false information.
2. You intensify the search for a new property. People often find their perfect home within days of starting a serious search.
3. The **changeover** cost is considered. Can your new home be purchased within the budget allowed for by the sale of the previous home? Finances are assessed and organised at this point.
4. Finally, the new property is purchased subject to the simultaneous settlement of the old home.

Don't risk your financial security. This will only benefit others. Use a safe and proven strategy when selling.

For Rent

12 Strahan Street, North Hobart

This town house is full of character. You will immediately feel a sense of cosiness and charm as soon as you walk in the door. The spacious open plan lounge, kitchen and dining area features statement brick walls, and an excellent gas heating system that will keep you toasty warm. The kitchen is quaint but functional, and it looks out on to the small, easy care yard.

\$495/wk

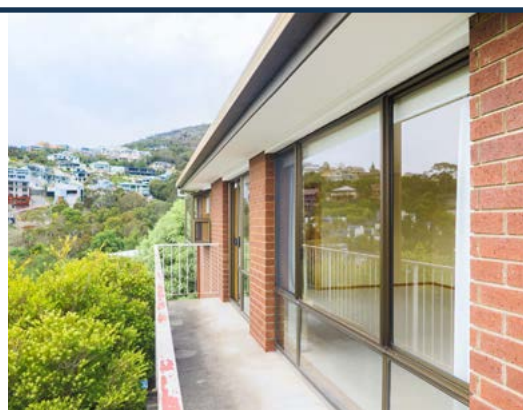


[See more details](#)

4B Sunvale Avenue, Sandy Bay

Located only a short walk to the Sandy Bay Shopping Precinct and only one of two on the block, this level villa unit has so much to offer. The spacious living room (with heat pump) has huge glass sliding doors opening out onto the balcony that has breathtaking views of the Derwent River.

\$520/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](#)

271A Churchill Avenue, Sandy Bay

This very large and solidly constructed brick home sits on the hill in Sandy Bay offering gorgeous mountain views. It has two bedrooms (or one and a rumpus) on the ground floor, as well as a double garage. One of these rooms has built-in robes. On the top level there are three spacious bedrooms, all with built-ins, and the main offering a bay window.

\$640/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](#)

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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.

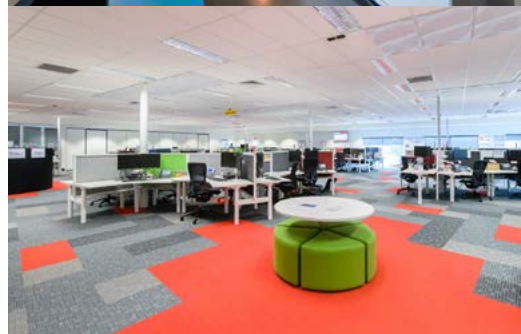
\$270,000p.a ^{gross}



845

ZONE

Offices



[See more details](#)

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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](#)

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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](#)