

HOBERT TASMANIA

# Property Magazine

5 November 2021

FREE

PROPERTY  
OF THE WEEK

## 37 Feltham Street North Hobart PAGE 2



Edwards Windsor

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



# Property of the Week



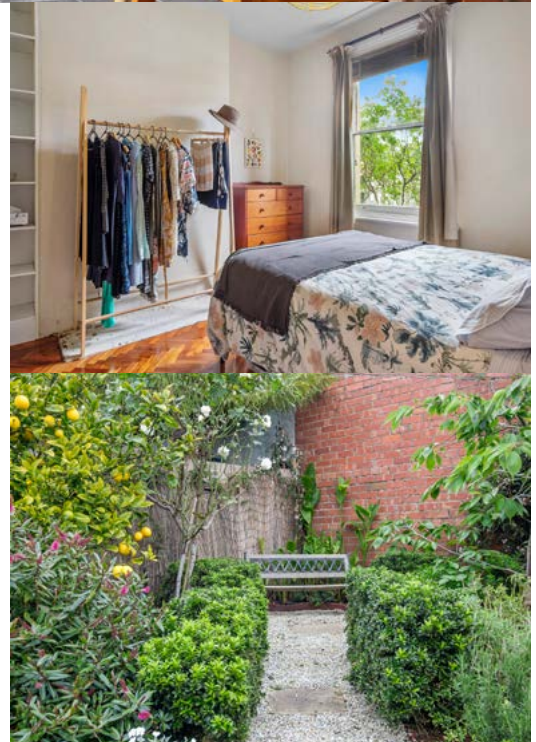
**\$600,000**

## 37 Feltham Street North Hobart

### How cute!

This 1870s cottage, constructed from handmade convict bricks, has all the charm of a house of this period with plenty of scope for sympathetic renovation. There are parquetry floors in the living spaces downstairs and original, wide floorboards in the attic bedroom. The lovely rear courtyard and garden with its stunning lemon tree is both sunny and sheltered.

- The living room is graced by a feature fireplace. Heating is provided by a reverse cycle air conditioner (heat pump).
- There's a double bedroom downstairs with shelving and hanging space, and the second bedroom is upstairs in the spacious attic, also with ample storage and hanging space.



[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



## 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](#)



## 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.

**\$500/wk**



[See more details](#)



# 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](#)

# 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.





## To open or not to open?

Open Homes are the simplest and easiest way for agents to handle buyer enquiry. They can also be the most convenient for you, as you need only be ready for inspections at the appointed times.

However, giving genuine buyers the time to look around and get a true feel for your property, at a suitable time for them, is a key to a successful sale and to getting the highest price for you.

Inspection by appointment affords the agent an opportunity to assess the buyer's situation, needs and budget - which 's information that will aid the agent in a negotiation.

Good agents will use a combination of both methods, but with a slight twist. Ask your agent about the Smart Open Home and see why this method is superior to the open homes typically conducted by real estate agents.



# 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](#)

## 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](#)



# 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](#)

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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.

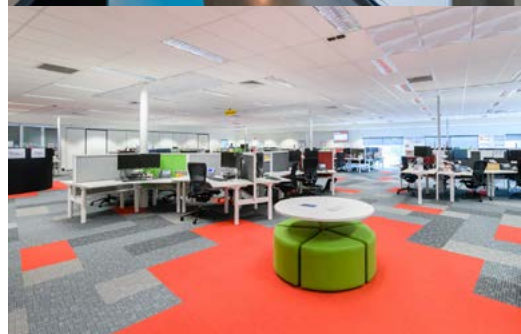
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

**\$270,000p.a** <sup>gross</sup>



**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** <sup>gross</sup>



**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** <sup>+outgoings</sup>



**100**

**ZONE**

**Offices**



[See more details](#)