

HOBART TASMANIA

Property Magazine

17 December 2021

FREE

PROPERTY
OF THE WEEK

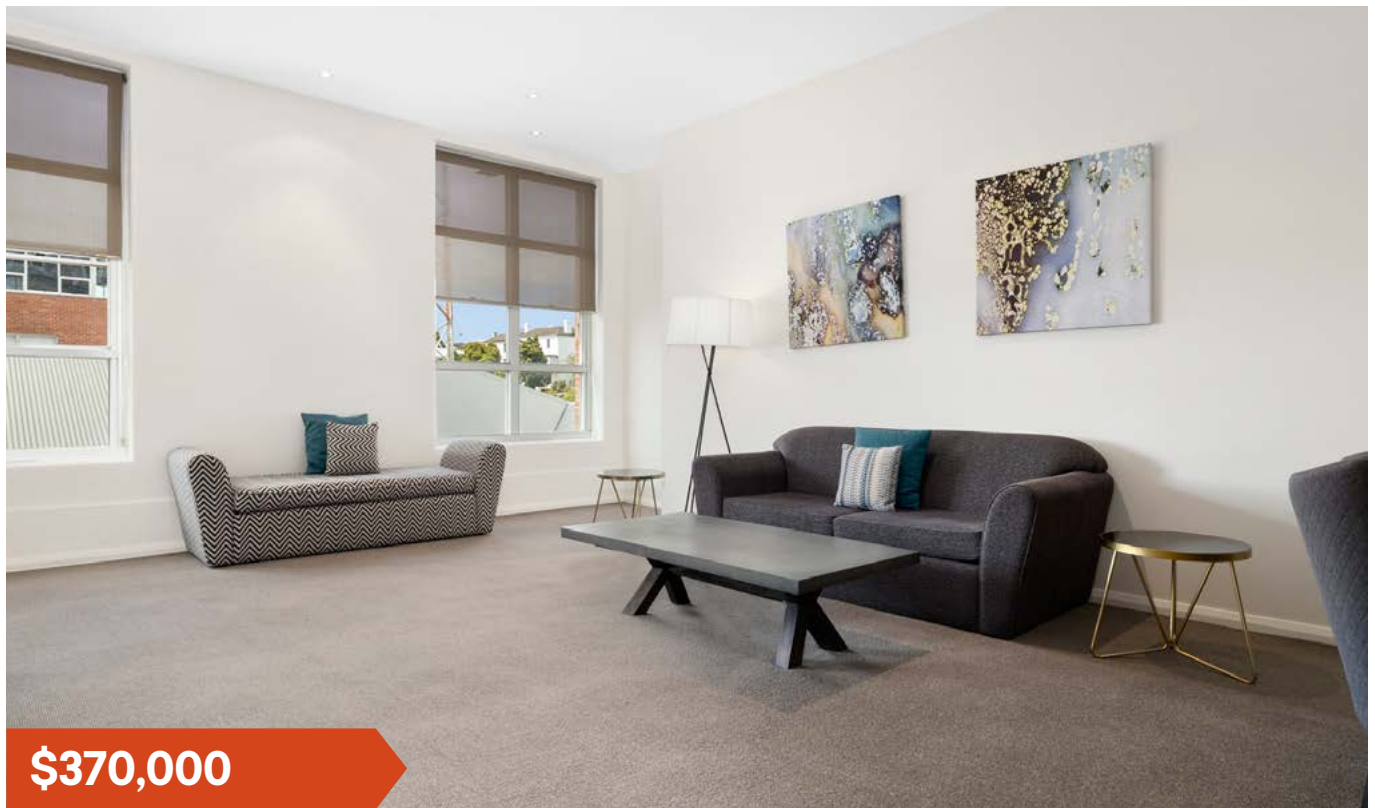
309/1 Sandy Bay Road Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$370,000

309/1 Sandy Bay Road Hobart

Enjoy the sights and sounds of Hobart

Looking for a pad in Hobart when you come to visit, that doubles as a good little investment when you're not in town? Then this spacious and stylishly appointed one bedroom serviced apartment may suit you down to the ground.

Located in Mantra One Sandy Bay Road, on the corner of Davey Street, it's just a short walk to the CBD, Salamanca market, the heritage of Battery Point, a stepping stone to the Museum of Old and New Art (MONA), and cruising on the Derwent River or down the rugged coastline. It would be hard to find a more centrally located and reasonably priced apartment.



[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



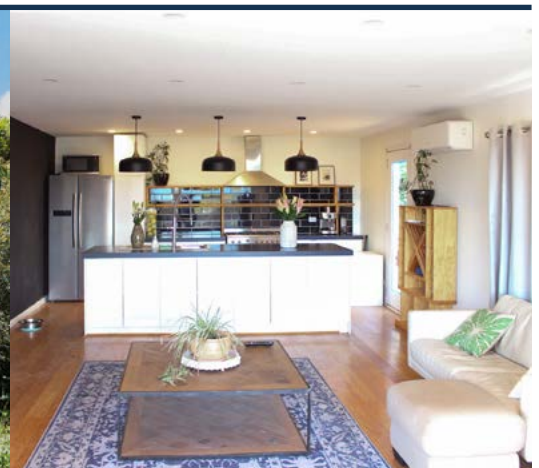
23 East Derwent Highway, Rose Bay

Offered for sale is this fantastic family home opportunity. This 3 bedroom home built circa 1956 has had all the modern updates applied for you ready to be lived in and loved with plenty of entertaining space, storage space and a secure yard. What else does 23 East Derwent Highway have to offer? 3 Double sized bedrooms, two with built ins, great sized modern bathroom, Modern kitchen with ample cupboard, bench and pantry space.

\$899,000



[See more details](#)



3 Church Point Road, Risdon

Expressions of Interest Closing 19th December 2021

This renovated 3 bedroom home, tucked away in a quiet nook surrounded by bush, offers a fantastic lifestyle opportunity with an easy commute to all amenities. Enjoy: Fantastic water views and all day sun, both internally and from spacious front deck with awning. Fully renovated kitchen with large bench space and breakfast bar, tiled splashback and quality appliances.

Expressions of Interest



[See more details](#)

For Rent

1/62 Ocean Esplanade, Blackmans Bay

Directly across the road from popular Blackmans Bay beach is this two bedroom unit with garage and rumpus under. The spacious lounge room features fantastic water views and electric heating. The kitchen is off the living room and has plenty of cupboards and bench space.

\$450/wk



[See more details](#)

79 Poets Road, West Hobart

Located on the fringe of the city you will find this very functional and comfortable three bedroom home. With a leafy green outlook, generous size yard and a paved bbq area it is a great house for those that enjoy the outdoors without leaving home. There is also plenty of storage room for bikes, kayaks, fishing gear etc.

\$550/wk



[See more details](#)

2/38 Kingfisher Street, Kingston

Located in a neat and tidy, quiet complex is this well presented, spacious, two bedroom modern villa unit. The unit comprises of spacious, open plan living area with a heat pump and sliding door access to the rear yard area. This area adjoins the well-appointed kitchen with a breakfast bar with rainbow flecked white granite benchtop and ceramic cooktop.

\$440/wk



[See more details](#)

3 Fitzroy place, Sandy Bay

Botanical beauty that comes with gardener included. Gorgeous, much loved and well cared for two bedroom home, superbly situated on the city fringe. With large living areas inside and delightful garden spaces to enjoy, this wonderful home is ready to make comfortable living for someone fortunate.

\$575/wk



[See more details](#)

For Rent

4a Lipscombe Avenue, Sandy Bay

This well presented cottage is in a great location, and has just been freshly painted throughout. The property features a generous living area, and the main bedroom is a good size. There is also a small second bedroom or study area off the kitchen. The kitchen itself is neat and functional with plenty of cupboard space, and enough room for a small dining table.

\$430/wk



[See more details](#)

1/73 Molle Street, Hobart

If you have been looking for an inner city apartment with privacy, modern fixtures and want to be able to walk to the city, this would suit perfectly. On entry the hallway takes you to the large open plan kitchen/dining/living space, which are filled with natural light. The lounge has a panel heater and attracts plenty of sun to keep you warm in winter.

\$430/wk



[See more details](#)

15 Aberdeen Street, Glebe

This spacious two bedroom property is situated within easy walking distance to the CBD, and has stunning street appeal. The house consists of a generous living space with high ceilings, a separate lounge and dining room, with a kitchen leading to a private leafy courtyard.

\$490/wk



[See more details](#)

12 Cuthbertson Place, Lenah Valley

This conveniently located three bedroom property has just been freshly painted, and carpet and vinyl have been replaced throughout. The generous living/dining area features a wood heater to keep you cosy in the colder months, and the kitchen includes plenty of cupboard space.

\$495/wk



[See more details](#)

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Sold
at

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89 Brisbane Street, Hobart

Do you have a buyer?

By **Peter O'Malley**, author of *Inside Real Estate*

The best agents will always be able to introduce buyers to your property without asking for money. If an agent claims to have a buyer, as most real estate agents will, that should negate the need to spend money upfront on advertising.

This runs contrary to the well-known agency business model in which they profit from two things: they leverage your advertising budget to mark their business, not your home, and they use your 'sunk cost' to pressure you to lower your price for a quick sale.

Here's how that model works:

- The agent quotes a high price to the seller, who likes the figure and says, 'Great, how do we go about this?'
- The agent claims this attractive outcome is only possible with a heavy advertising campaign and an auction. At this stage, a set advertising spend for a \$1 million house seems like a sound investment.
- When the auction fails to meet the seller's reserve, the seller either accepts less or passes the property in, wasting the \$5000 spent on advertising.

Heads the agent wins, tails the client loses.

The agent doesn't want or need your \$5000 to find buyers. They want your money to increase your motivation to sell - that is, to meet the mark on auction day. Your \$5000 is also a handy advertising investment in promoting their brand.

Make no mistake, whether or not you spend that \$5000, buyers will come, ready or not, once your home hits the market. If an agent cannot introduce a buyer without cost or risk to you, the problem is theirs, not yours.

When market conditions are healthy, there are some buyers who will always make themselves known to most of the agents in the area they wish to buy into. They are the 'best buyers', who are keen to pay a good price to secure a property now.

An agent who can introduce buyers without cost or risk to you protects your position in the event that you decide against selling or you don't accept the offers that are submitted.

Exhausting your agent's database before committing to needless advertising provides the option of spending that money later if you feel that the campaign lacks exposure. Few people need to take this path, though. Once they hit the market, they realise very quickly that the internet does the heavy lifting at a minimal cost-a cost the agent should be able to carry.

If you spend big dollars upfront on advertising, it will probably go towards advertising to a buyer already known to the agent. The best agents have large databases full of current and active buyers. The cost of sending an email to a database of 15 000 buyers is almost nothing.

An agent who confidently claims and can demonstrate they have potential buyers needs to be scrutinised on another level. Can the agent negotiate well? You don't want the best buyer negotiating with the worst agent. In reality, that could end up costing a lot more than a dud advertising campaign.

As a seller, you should only pay for advertising once an agent has delivered the sale at or above the promised price.

If an agent cannot introduce buyers without cost or risk to you, the problem is theirs, not yours.

For Rent

3/21 Opal Drive, Blackmans Bay

This is one of three units in the well-positioned area of Opal Drive. The property consists of two bedrooms with built-in robes, a separate toilet and the bathroom, with the bathroom having a separate shower and bath. The large laundry leads out to a fully fenced, easily maintainable back yard.

\$380/wk



[See more details](#)

16/13-15 Regent Street, Sandy Bay

This recently renovated one bedroom top floor unit is located within a popular block in Sandy Bay. The unit has an kitchen, updated vanity, updated carpet and vinyl throughout and has been recently painted. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom.

\$340/wk



[See more details](#)

43 Augusta Road, Lenah Valley

Set back from the road and bordered by leafy trees, this property has the benefit of being in the ever-popular suburb of Lenah Valley, while also providing a peaceful ambience. The lounge is spacious, and features both an electric panel heater and a wood heater, for added comfort in winter.

\$495/wk



[See more details](#)

8/4 Albert Road, Moonah

This quality two bedroom unit has been fully renovated with integrity. Featuring an updated kitchen that comes with plenty of storage and bench space. There is also a small breakfast bar adjacent to the open plan dining area. This flows into the large living room that attracts natural sunlight and contains electric heating.

\$420/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.

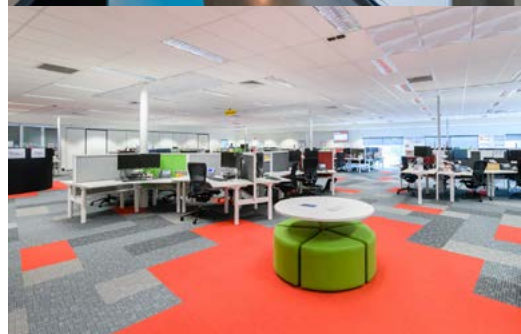
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

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



845

ZONE Offices



[See more details](#)

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For Lease



58B Charles Street Moonah

For Lease - Newly Refurbished Modern Office Accommodation

The property is located at the intersection of Charles Street and Amy Street, approximately 150 metres from Main Road Moonah.

Offering excellent exposure to passing traffic and is approximately 7 kilometres north of the Hobart CBD.

Tastefully refurbished with excellent natural light, separate facilities and off street parking.

Call now for more information.



\$21,500 p.a gross
+GST



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](#)