

HOBART TASMANIA

Property Magazine

3 December 2021

FREE

PROPERTY
OF THE WEEK

26 Clift Street Mount Stuart PAGE 2



Edwards Windsor

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

Property of the Week



\$899,950

26 Clift Street Mount Stuart

Comfort & Character

Offered for sale is this lovely family home backed by the peaceful Providence Valley Reserve. Enjoy being close to nature without being an hour out of the city, whilst still set back well from the road to allow for privacy within your home. What does 26 Clift Street have to offer?

- 3 Double sized bedrooms, 2 with built-ins
- Recently renovated bathroom and toilet
- Timber furnishings throughout offering plenty of character
- Open dining and lounge space leading from kitchen

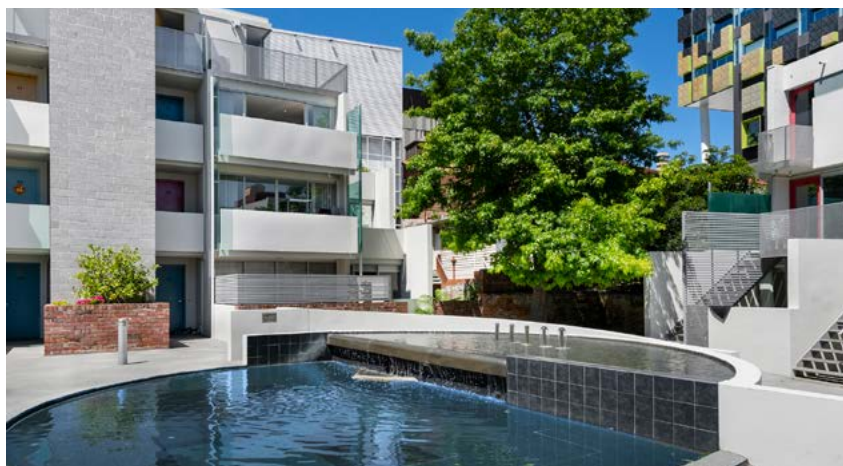


[See more details](#)



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



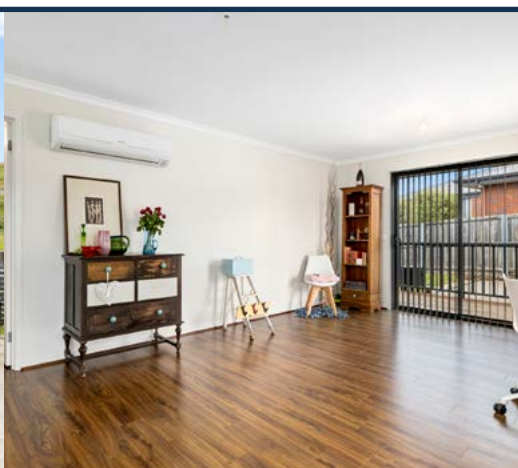
36/9 Sackville Street, Hobart

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](#)



53 Hance Road, Howrah

Offered for sale is this well-maintained, modern family home in a neat and tidy neighbourhood. It has so many sought-after features such as three bedrooms, two bathrooms, a deck and a fully-fenced yard. And it has the added bonus of two living spaces, ie a lounge room and family room. In a nutshell: The house is only ten years old. There are three bedrooms. The master bedroom has a walk-in robe and ensuite. The other two bedrooms have built in robes.

\$650,000



[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](#)

6/2a Sayer Crescent, Sandy Bay

This one bedroom, top floor unit is perfectly positioned to UTAS and the Sandy Bay shopping precinct. Close to public transport but with the convenience of one, allocated off street parking space. Freshly painted with new blinds throughout with a functional kitchen and bathroom and separate bedroom with built ins, there is plenty of storage space throughout.

\$325/wk



[See more details](#)

60 Malachi Drive, Kingston

Gorgeous three bedroom home in a quiet area of Kingston. This ideal family home is perfect for entertaining, with the garage having been converted into a large media room, complete with built-in bar. The kitchen is modern and well designed, with granite benches and plenty of cupboard space.

\$580/wk



[See more details](#)

12 Byron Street, Sandy Bay

This superbly situated 1930s substantial property has been renovated with integrity to provide contemporary comfort whilst maintaining many of its wonderful original features. Features & Benefits: New quality carpet throughout the entire home. All rooms have been freshly painted and there are new roller blinds.

\$640/wk



[See more details](#)

For Rent

25 Hinsby Road, Taroona

Nestled away amongst leafy surrounds you will discover this well positioned home with amazing river views and a beach at your doorstep. Features & Benefits: Three – Four bedrooms, two with built in wardrobes. Flexible floorplan. Large living rooms both equipped with reverse cycle air conditioners. Country style eat in kitchen.

\$500/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](#)

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



[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.





Land Rises Faster Than Materials

Home builders may be concerned about the rising costs of materials but, according to the latest Housing Industry Association (HIA) figures, land prices are increasing faster.

The latest HIA-CoreLogic Residential Land Report, which covers sales activity in 51 housing markets across Australia, shows the cost of residential land has increased more than twice as fast as the cost of building materials over the past year.

HIA chief economist Tim Reardon says the shortage of building materials caused construction delays and added 4% to the average cost of building in a home in FY2021.

“At the same time, the cost of residential land prices rose 8.5%, adding further to the cost of new home building,” Reardon says.

“The strength of demand for land is set to continue throughout 2022 and into 2023. As land is a key component of housing, this increase in price has been a key driver of the rising cost of homes and the decline in housing affordability.”

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](#)

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



[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}



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.

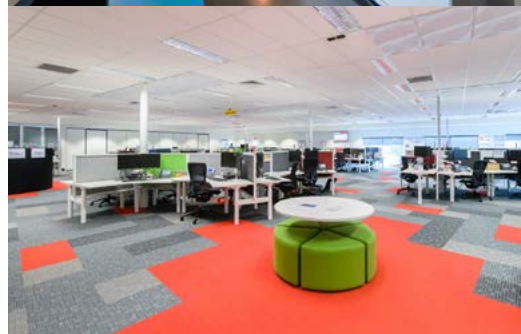
\$270,000p.a ^{gross}



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



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](#)