

HOBERT TASMANIA

# Property Magazine

14 January 2022

FREE

PROPERTY  
OF THE WEEK

23 East Derwent Hwy  
Rose Bay PAGE 2



Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



**\$850,000**

## 23 East Derwent Highway Rose Bay

### Comfortable & Contemporary

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
- Open plan living and dining area leading to outdoor entertaining space
- Sunny location



[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



## 26 Clift Street, Mount Stuart

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 and Timber furnishings throughout offering plenty of character.

**\$849,000**



[See more details](#)



## Lot 4 Kent Street, Buckland

Offered for sale is this incredible opportunity in the heart of Buckland. An easy 25-30 minute drive to Sorell, or 15 minutes to Orford, this property is well located for someone looking for an escape from the city without being far from amenities. What else is there to offer? Power to the property with Tas networks Pole, nice flat ground to work with and build on, fenced front entry way with securable gate, Nearby petrol station, Buckland Roadhouse and St John Baptist Church.

**\$165,000**



[See more details](#)



# For Rent

## 163 Chapel Street, Glenorchy

This newly renovated north facing three bedroom home offers wonderful functionality along with plenty of comfortable living space to enjoy. The property is convenient to many local schools, transport, parks, services and shopping facilities.

**\$550/wk**



[See more details](#)

## 1/405 Nelson Road, Mount Nelson

Located in a small complex of only 4 units is this well presented spacious, one bedroom unit with built in robes and a sunny living area. There is a large bathroom with combined laundry and separate toilet. The kitchen is of a reasonable size and flows into the dining, living space. Included is a parking area for one car.

**\$330/wk**



[See more details](#)

## 4/11 Trumpeter Street, Battery Point

This one bedroom property is all about location. Situated in the heart of Battery Point you will find yourself in easy walking distance of Hobart CBD, the waterfront, and just across from the local pub. The apartment is neat and tidy, with a quaint living space, bedroom, functional kitchen and there is a small fridge provided. The bathroom has combined laundry space.

**\$400/wk**



[See more details](#)

## 66 Mount Stuart Road, Mount Stuart

This substantial property is very much that and offers a highly flexible layout that will interest different types for varying reasons...above all it will be a fun and conveniently located property for someone fortunate. Offers three to four bedrooms with an internal and external entry to the downstairs parent or teenage retreat.

**\$700/wk**



[See more details](#)

# For Rent

## 5/9 Longpoint Road, Sandy Bay

It is not very often a property of this size becomes available for rent in this area, being located in a quiet, well maintained complex of only 5 units and only a stone's throw to Sandown Park, Long Beach and the Lower Sandy Bay shopping precinct with restaurants, cafes, pizza, bottle shop, hairdresser, barber, newsagent, butcher, doctor and chemist.

**\$795/wk**



[See more details](#)

## 53 York Street, Sandy Bay

Located within easy walking distance to UTas Sandy Bay, schools, shops and cafes and with quite a flexible floor plan this home may be what you have been looking for. On the upper level you will find the large main bedroom & bathroom, modern kitchen with under bench oven, dishwasher, fridge and plenty of cupboard space.

**\$600/wk**



[See more details](#)

## 2/46 Ashbolt Crescent, Lutana

This conveniently positioned unit includes the following: two large bedrooms with built in wardrobes, living room with electric heating and leafy outlook, 1x Off street parking, regular bus route and close to the city.

**\$380/wk**



[See more details](#)

## 77 Derwent Park Road, Moonah

Great neat and tidy family home with highly attractive façade, in a convenient central location, with lots to offer. Three bedrooms, two doubles and a single configuration, large eat in kitchen with plenty of cupboards and bench space, cosy open plan lounge room, fully carpeted with reverse cycle air conditioner.

**\$470/wk**



[See more details](#)



# Edwards Windsor

# Sold at Auction

**6234 5500**

**ewre.com.au**

**89 Brisbane Street, Hobart**



## 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

## 34 Lansdowne Crescent, West Hobart

Set on the much sought after Lansdowne Crescent is this beautiful two bedroom home. With all conveniences only a short walk away, and right on a bus route the location is fantastic. Built-in robe in one bedroom and the second bedroom has a free standing wardrobe. An easy to maintain garden.

**\$495/wk**

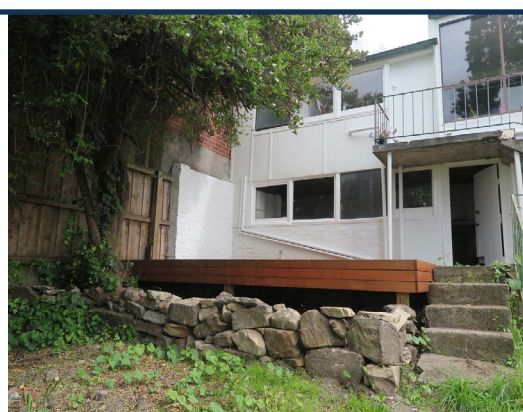


[See more details](#)

## 230B Bathurst Street, West Hobart

This little gem is the perfect one bedroom Unit for a busy person. This Unit is located at the back of a cottage which is on Bathurst street. The kitchen and dining area has a lovely view of Hobart and beyond. The lounge is a comfortable size and leads to the bedroom. The bathroom and toilet are conjoined.

**\$340/wk**

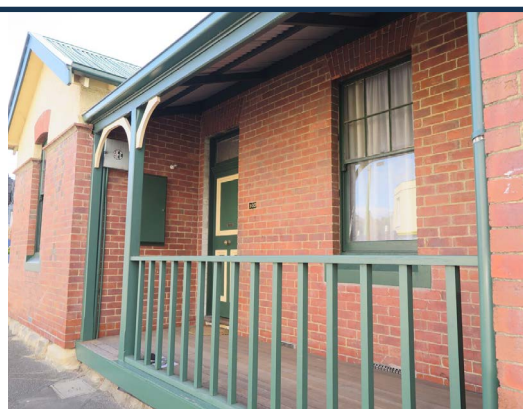


[See more details](#)

## 103 Warwick Street, Hobart

This highly appealing Victorian city cottage has a modern touch whilst maintaining its original charm. The house has two double bedrooms with wardrobes included. The living room is a comfortable size and contains a reverse cycle air conditioner, along with many of its original period features.

**\$500/wk**



[See more details](#)

## 2/36 Washington Street, South Hobart

Idyllically positioned, this superbly presented free standing unit offers expansive views of the city and surrounds. With an abundance of features as well as year-round sun, lets discover what else this property has to offer: two generous-sized bedrooms, both fully carpeted and with built in wardrobes, Separate lounge room with fabulous outlook and heat pump.

**\$510/wk**



[See more details](#)



# For Lease



## 12 Gordons Hill Road Rosny Park

### For Lease: Great Exposure Retail/Showroom

Located in the heart of Rosny Park, we are pleased to offer this large retail/showroom for lease.

Offering great street exposure and close to all amenities, this premises would suit a variety of uses.

Call now for more information or to arrange an inspection.



**\$55,000p.a** +outgoings  
+GST



**250**

**ZONE**

**Retail**

[See more details](#)

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## 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.

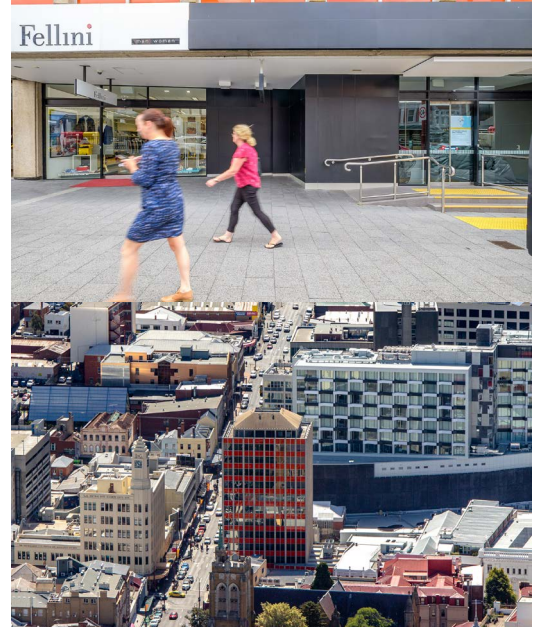
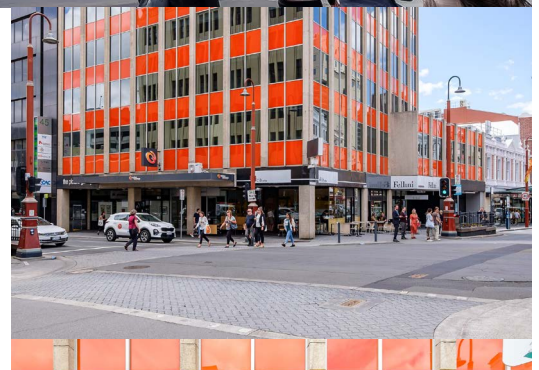
**\$305,000p.a** <sup>gross</sup>



**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.

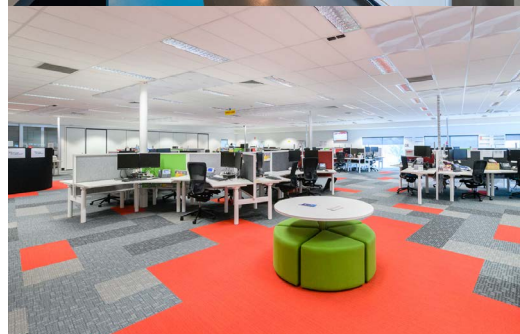
**\$270,000p.a** <sup>gross</sup>



**845**

**ZONE**

**Offices**

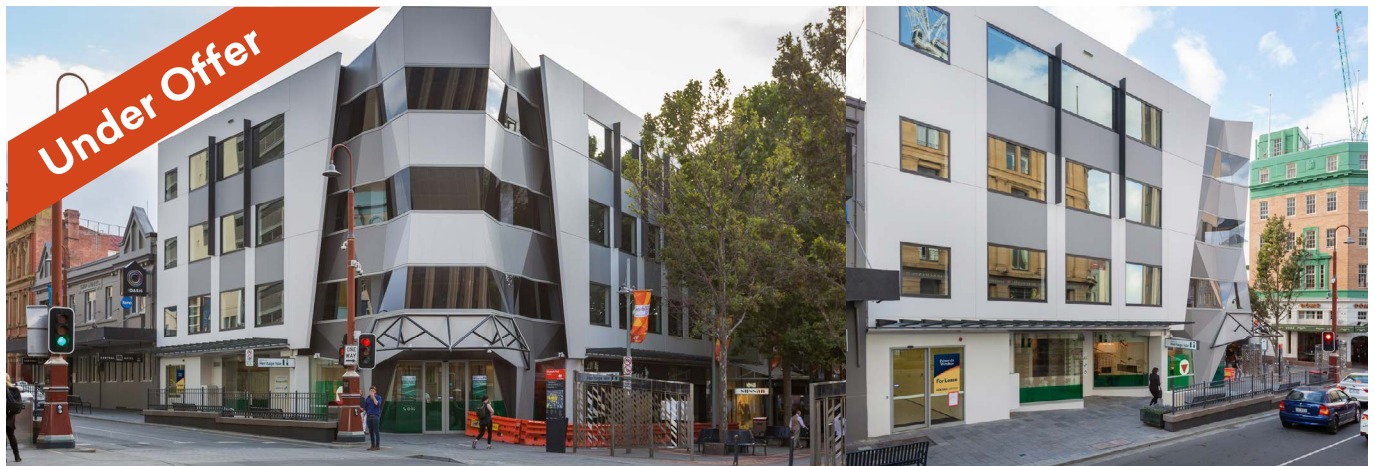


[See more details](#)

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# For Lease



## 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](#)