

HOBART TASMANIA

Property Magazine

21 January 2022

FREE

PROPERTY
OF THE WEEK

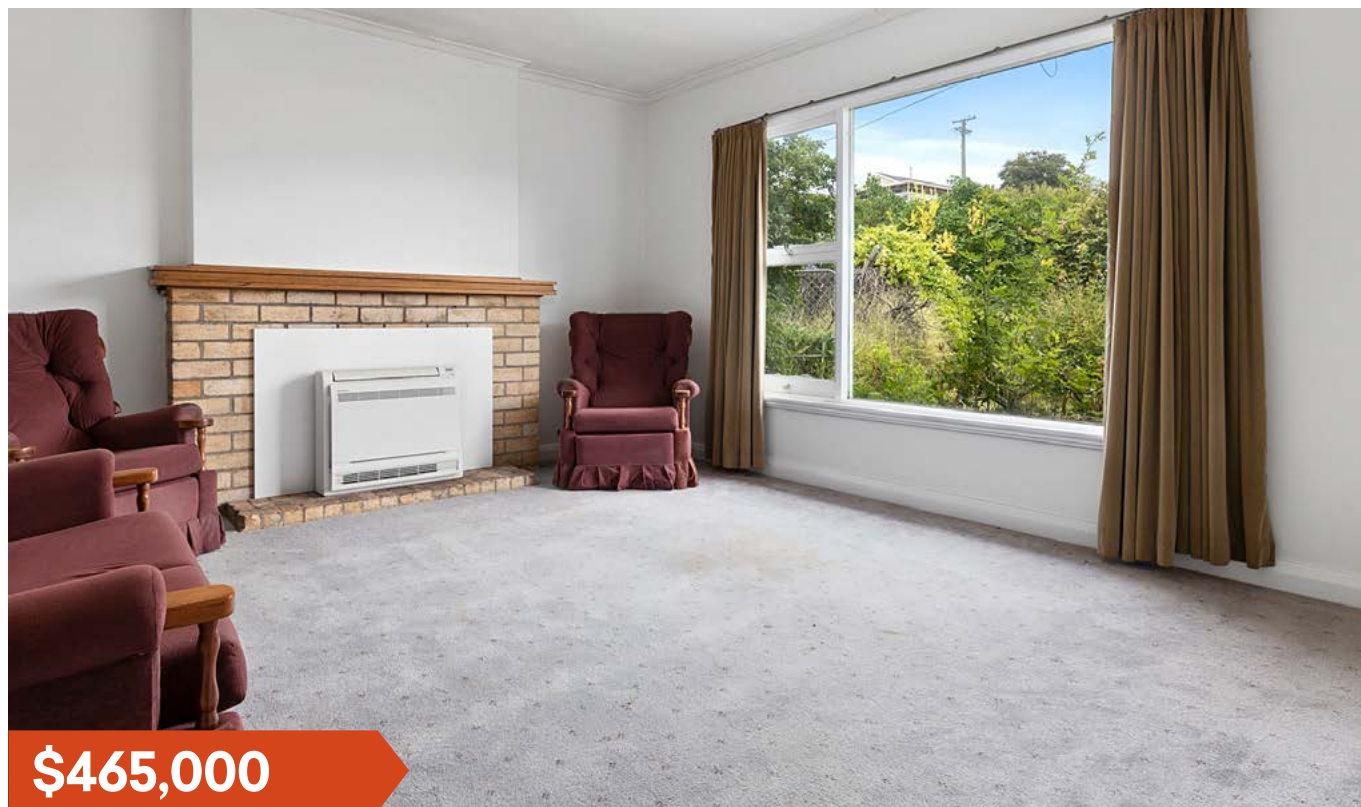
3 Diosma Street
Rokeby PAGE 2



Edwards Windsor

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

Property of the Week



\$465,000

3 Diosma Street Rokeby

Affordable Home!

Well located in a quiet convenient location, this property has lots to offer for those seeking to enter the market!

Enjoy:

- 3 bedrooms (2 being extra large)
- Neat timber kitchen with freshly tiled floor and dining overlooking the private side yard
- Sunny lounge with mantle and Daikin heat pump
- Functional bathroom with corner shower, small bath, vanity and IXL Tastic
- Side access to under house garage at rear, OSP and front, side and rear yard ideal for children



[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.

\$850,000



[See more details](#)



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](#)

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](#)

37 Burnett Street, North Hobart

Built around 1853, being superbly situated on the doorstep to the vibrant North Hobart Restaurant precinct and within easy walking distance to the Hobart CBD, this charming cottage will suit those looking for something comfortable and central.

\$500/wk



[See more details](#)

5/12 Bective Street, Sandy Bay

This one bedroom unit is located in the popular Sandy Bay and is within easy walking distance to shops, University and CBD. This unit includes: Freshly painted bedroom and bathroom and new rollers blinds throughout, kitchen with fridge included, spacious living area, functional bathroom with combined laundry and washing machine included.

\$320/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](#)

50 Katoomba Crescent, Rosetta

Well situated in a quiet street, this large two bedroom home has undergone some recent improvements including new carpets throughout and offers a comfortable living experience. Features & Benefits: Considerably large master bedroom with electric heating, built in wardrobes including cupboards and shelving.

\$420/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 and cosy open plan lounge room, fully carpeted with reverse cycle air conditioner.

\$470/wk



[See more details](#)

Want to sell your property in 2022? Don't know where to start?

Which agent?

How to sell?

What price?

Open homes?

Property marketing?

Legal landmines?



Don't panic! We can help!

Selling your property is a big decision. It can be challenging, stressful, and hard to navigate your way through.

The great news is that we can help you sell your property with confidence because we are your local real estate agency and we know a thing or two about selling property in Hobart.

Before the 'For Sale' sign goes up, we'll guide you on the keys to success, from preparing your home for sale to choosing strategies that get the **HIGHEST PRICE.**

Please speak to us and find out how we can help you sell your property in 2022.

5 simple steps in make your house stand out

Selling your property takes time, effort and a little help from the experts. Showcasing your property in the best light will make a big difference to its value.

Street Appeal

First impressions count! Mow the lawn, tidy and water the garden, plant some blooms, clean gutters, remove cobwebs, sweep the path.

Minimise Clutter

Create light and space. Open the curtains. Remove excess furniture and belongings, family photos and half the contents of storage spaces.

Clean the House

Make it sparkle, especially the kitchen, bathroom and windows. Remove all trace of pets. Stop bad odours with fresh air or fragrances.

Interior Update

Wobbly door handles, torn fly screens and squeaky doors can be easily fixed. Consider updating flooring or painting in neutral colours but remember that painting one dull room can draw attention to other unpainted rooms.

Inspect Through the Eye of a Buyer

Walk from the street and through every room, viewing your property through the eyes of a buyer. Make it easy for them to feel welcome and comfortable.



For Rent

8/15 Battery Square, Battery Point

Conveniently situated between two highly popular parks being Arthur Circus and Princes Park and its amazing playground is this well presented two bedroom unit. With restaurants, cafes and Salamanca right on your doorstep this location is always highly desirable.

\$395/wk

[See more details](#)

1/56 New Town Road, New Town

This 2 bedroom upstairs unit has been renovated throughout while still keeping some of its original charm. Upon entering through the front door there is a small mud room, which then leads through to the rest of the property. There is carpet in the bedrooms and lounge room while the kitchen and mud room feature the original timber floorboards.

\$440/wk

[See more details](#)

6/3a Montagu Street, Mount Stuart

Comfortable, centrally positioned one bedroom apartment ideal for couple or single person. So what else does it have to offer? Boasting modern carpets and paintwork this surprisingly large unit has a wonderful functionality about it, generously big bedroom with nifty space saving built in wardrobe and handy study nook in hallway.

\$340/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 ^{gross}



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.

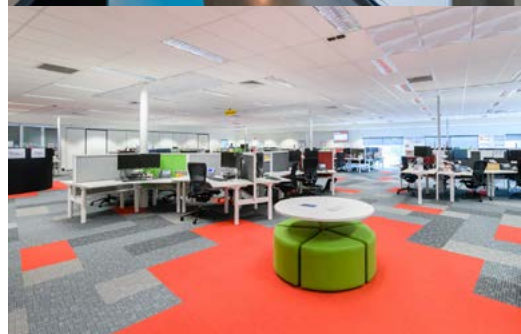
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

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



845

ZONE Offices



[See more details](#)

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For Lease



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](#)