

HOBERT TASMANIA

Property Magazine

28 January 2022

FREE

PROPERTY
OF THE WEEK

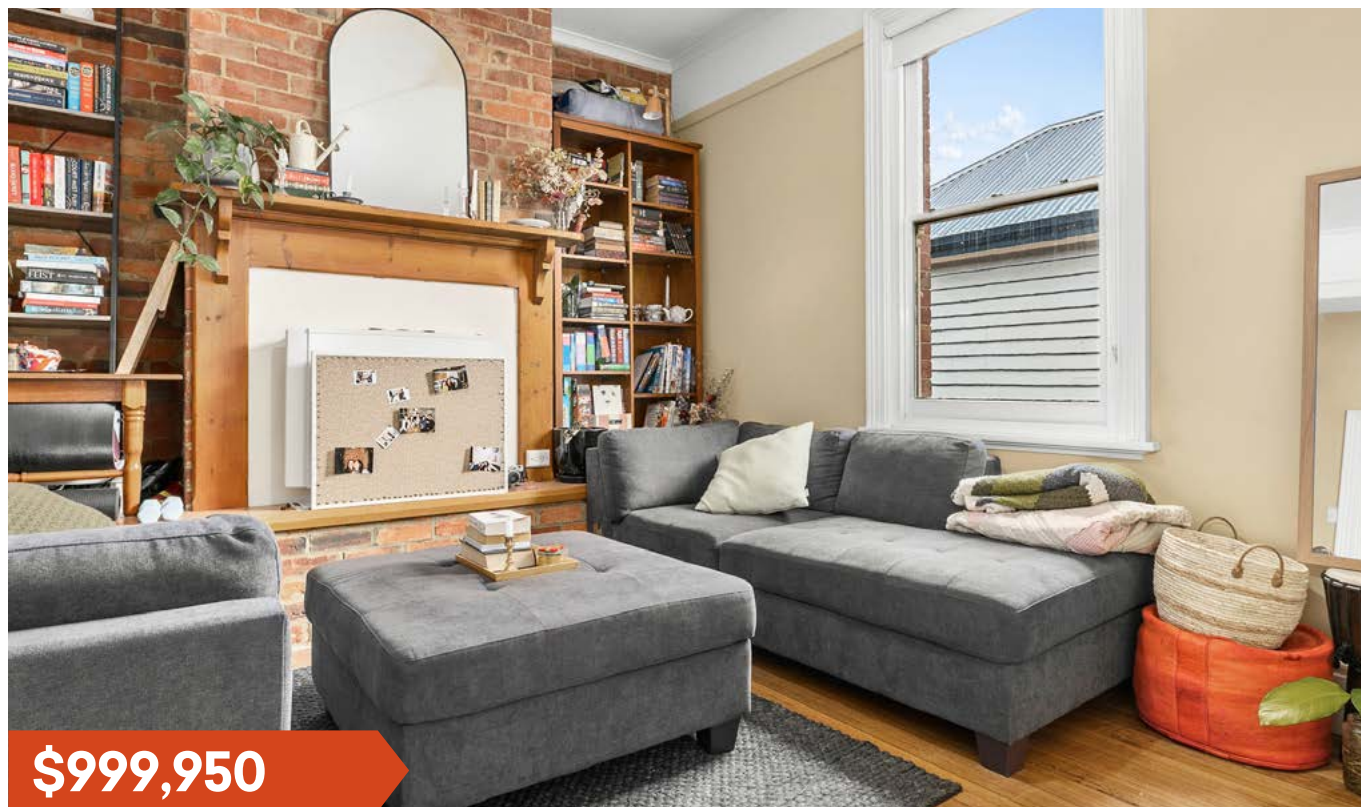
40 Ryde Street
North Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$999,950

40 Ryde Street North Hobart

Character & Convenience

Brilliantly located in ever popular North Hobart, this C1905 solid brick home has wide appeal!

Enjoy:

- 3 extra large double bedrooms
- Lots of character features including high ceilings, floorboards, hallway archway and decorative mantles
- Separate lounge with floorboards and functional kitchen/dining area with excellent bench space overlooking level rear yard
- Bathroom with separate bath and shower, timber vanity and slate floor with separate laundry



[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



1 Tulloch Court, Lindisfarne

Offered for sale for the first time in 37 years, is this solid four bedroom family home with water views. It's situated in a great location just a couple of minutes' drive from Eastland and various schools, as well as being on the local bus route. The house has been well maintained since it was built in the 1970s but would offer an opportunity for any new owner to renovate parts of the house in a style that suits them.

\$750,000



[See more details](#)



3 Diosma Street, Rokeby

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.

\$465,000



[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](#)

16 Quayle Street, Battery Point

Neat three bedroom home in Sandy Bay, situated within easy walking distance to schools, shops and public transport routes. Other features of this property include; Three generous size bedrooms with ample room for furnishings, modern look bathroom with shower over bath and functional kitchen with walk-in pantry.

\$475/wk

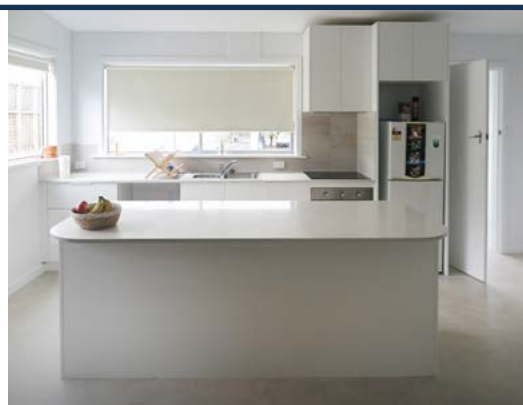


[See more details](#)

14 Lefroy Street, North Hobart

Located in the heart of North Hobart is this very well presented home with new kitchen and bathroom and only a very short stroll to the North Hobart restaurant strip or an easy walk to the city centre. On the lower level you will find, three double bedrooms, the main having built in wardrobes, the large, modern, open plan kitchen/ living area with heat pump.

\$585/wk



[See more details](#)

10/2 Alt-Na-Craig Avenue, Mount Stuart

This spacious two bedroom unit is in a quiet block set just off Augusta Road and is within easy walking distance to the North Hobart Restaurant Strip and the City Centre. The unit comprises of a large, light filled, open plan living area with floor to ceiling windows, electric heating and a neat and tidy kitchen with plenty of cupboard space and fridge.

\$385/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.

\$770/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](#)

1 Lang Place, Glenorchy

Set on an elevated corner block, with stunning mountain views and private fenced garden, this light filled three bedroom home is warm and inviting and simply feels like home. You enter into the spacious foyer area with polished Tasmanian Oak flooring, leading up the split level hallway to the sunny bedroom wing with three generously proportioned bedrooms.

\$500/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.



Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting.

Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.

For Rent

10 Trumpeter Street, Battery Point

Within a short walk to Salamanca and the Hobart City Centre, if you are looking for a cosy home in the heart of the historic Battery Point, then this is the property for you. This home offers upgraded kitchen and bathroom areas, large separate lounge room with heat pump, three double bedrooms and fenced rear courtyard area. Parking in on street only.

\$700/wk



3



1



0



[See more details](#)

12 Trumpeter Street, Battery Point

If you are looking for a cosy home in the heart of the historic Battery Point, then this is the property for you. All three bedrooms are all a good size. The lounge room is separate and the home is warmed with electric heating as well as a wood fire. The rear of the property offers a courtyard and street parking. Close to Salamanca and the city of Hobart.

\$600/wk



3



1



0



[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



1



1



1



[See more details](#)

1/103 Redwood Road, Kingston

This sunny and warm two bedroom villa is situated close to shops, transport and schools. It is a single storey design with a spacious, open plan lounge, dining and kitchen adjoining the well designed kitchen with plenty of cupboard and bench space & breakfast bar. Both bedrooms are double size and have large built-in wardrobes.

\$450/wk



2



1



1



[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

m² 250

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.



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.

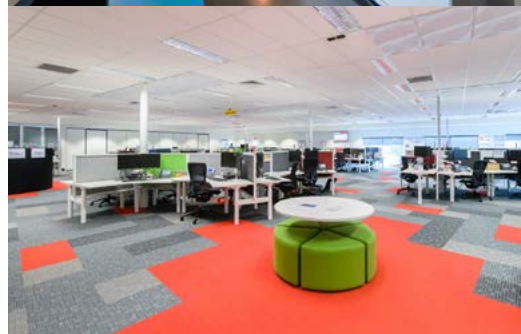
\$270,000p.a ^{gross}



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](#)