

HOBART TASMANIA

Property Magazine

7 January 2022

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



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
- Good sized patio receiving most day sun
- Great sized storage and workshop space



[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



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

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.

\$600,000



[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](#)

1/301 Murray Street, North Hobart

Situated in the popular Viridian Complex and within easy walking distance to the Hobart CBD and the North Hobart restaurant precinct, is this well presented, spacious three bedroom, two bathroom townhouse that also offers off street parking for two vehicles.

\$720/wk



[See more details](#)

40 Berriedale Road, Berriedale

This attractive 3 bedroom house is very conveniently positioned, with a regular bus route nearby, as well as nearby access to the Intercity Cycleway, schools, shops and MONA. Features of this property include: Reverse Cycle Air Conditioning unit/heat pump, Kitchen is open plan with double sink and small breakfast bar.

\$450/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](#)

3/128 Howard Road, Goodwood

This neat sunny unit with backyard has been well looked after and is close to the city. Features & benefits include: Spacious backyard and 1x parking space, 2 bedrooms both with built-in wardrobes, bathroom with separate toilet, separate laundry with linen cupboard and kitchen which flows through to the dining and living room space.

\$380/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](#)

4/12 Bective Street, Sandy Bay

This one bedroom unit is not one to miss. The kitchen is modern, with oven and ceramic hot plates. The bathroom is modern with a stand alone shower and vanity. Communal gardens surround the property that are maintained by a gardener, however the option is there to have your own pot plants or outdoor seating.

\$320/wk



[See more details](#)

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89 Brisbane Street, Hobart

Are you paying more to reach the same buyers?

The easiest money in the world to spend is other peoples

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

When you are selling in a property boom, how much do you need to spend to reach the target market? The answer is a lot less than you think and definitely less than the agent is likely to recommend.

Two symptoms of a booming market are low stock levels and increasing buyer demand. Therefore, active buyers have a smaller selection of property to choose from which subsequently sees each listing attract more buyers than it normally may.

The pressure is on agents to list enough property to meet the escalating buyer demand and the pressure is on buyers to outbid the competition.

Buyers proactively chase agents looking for off-market listings, premarket opportunities, and listings in the pipeline.

The above scenario has unfolded throughout 2021.

Given the current market dynamics, it beggars belief that property sellers are asked by real estate agents to pay upfront for advertising campaigns for the sole purpose of (wait for it)... 'finding buyers'.

If you believe this flawed thinking cannot reach any greater absurdity, think again.

As Demtel's Tim Shaw would say, 'but wait, there's more...'

The agent has one more strategy up their sleeve to set the campaign alight. The agent suggests/advises to the vendor they should quote a low price, in order to (drum roll please) 'attract more buyers'.

If you believe this flawed thinking cannot reach any greater absurdity, think again.

As a vendor you are being asked to pay thousands of dollars upfront, for the agents to devalue your primary

asset right before your eyes.

The same battle weary buyers turn up to the new listings each week, to see the same staged furniture as last week, to hear the same pitch the agent gives at every underquoted house.

In the current market conditions, there is absolutely no need to pay an agent hard earned money upfront to attract buyers or to quote a low price to fuel the buying frenzy.

The good news is the current market conditions will supply enough buyers in a frenzied state whether you spend (risk) \$10,000 on an advertising campaign or you don't.

The good news is the current market conditions will supply enough buyers

In fact, spending the \$10,000 upfront means you are spending more money to reach the same people that were going to turn up anyway.

The true value of the vendor's \$10,000 campaign actually flows to the agent. They use the vendor's marketing dollars to build the firm's profile.

The days of buyers waiting for the local paper and/or real estate agents to release 'this week's listings' is well and truly over. Technology has clearly evolved but not all agents have.

Email, social media, websites, SMS marketing, and data mining can all combine to communicate your property to thousands of prospective buyers within hours of it being listed. At no cost to the vendor.

If the agent is made to spend and risk their own money on the advertising campaign, maybe they wouldn't be so keen to advertise your home for 10% to 20% below the market value.

For Rent

2/40 Broadwaters Parade, Sandy Bay

This unit is one of two and sits on the hill with views across the Derwent. Some key features and benefits of this property: 2 good sized bedrooms both with built in robes, new blinds throughout, new carpet and vinyl throughout, gas heater (gas bottles), modern kitchen and bathroom with tiled floors, open plan living/dining/ kitchen and views of Derwent.

\$480/wk



[See more details](#)

1/2-4 Broadby Drive, Lenah Valley

Lovely Villa Unit with All Day Sun. This 2-bedroom villa is in an elevated position with unimpeded views of Mt Wellington and surrounds. It is within walking distance to public transport, parks and walking tracks. Close to all amenities of the area and only a short commute to CBD, North Hobart restaurant strip, shops and schools.

\$450/wk

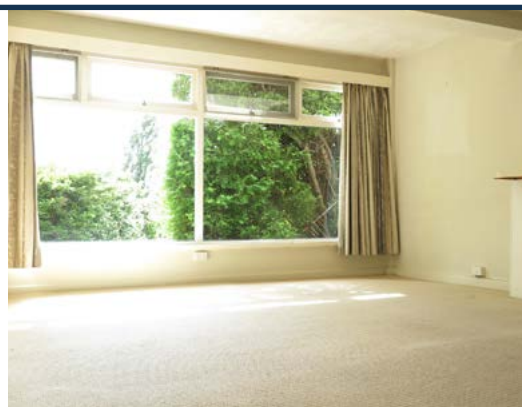


[See more details](#)

1/599 Sandy Bay Road, Sandy Bay

This ground floor one bedroom unit is one of two, making it a quiet and peaceful place to call home. The open plan living and dining area is particularly spacious with more than enough room to have a dining table or even a desk as well as your normal lounge furniture. The kitchen has plenty of cupboards for storage and plenty of bench space.

\$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



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.

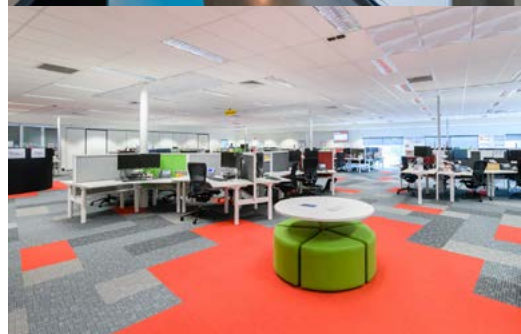
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

\$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



54

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



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](#)