

HOBART TASMANIA

Property Magazine

11 February 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

18 Aquila Street, Glenorchy

This sun drenched, modern, four bedroom home has plenty to offer the contemporary tenant. Ideal for a professional couple or a family with older children, this easy care home comes fully fenced and offers a lock up garage with internal access. The three main bedrooms all come with built in wardrobes.

\$510/wk



[See more details](#)

30 Ashbolt Crescent, Lutana

Set behind an established hedge creating seclusion and comfort is this charming family home. All four bedrooms are generously sized and the large kitchen/living is light and airy. There is a generous, low maintenance, secure yard with an undercover outdoor entertaining area.

\$600/wk

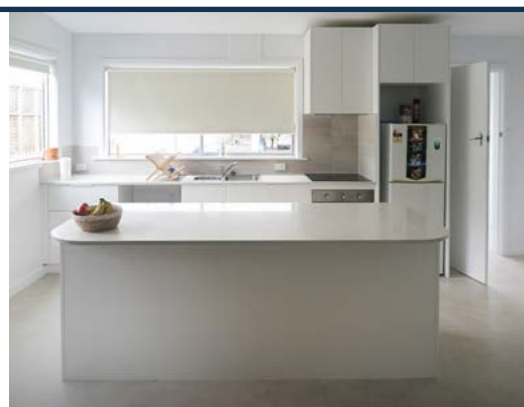


[See more details](#)

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



4



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2



[See more details](#)

34 Cross Street, New Town

Conveniently located in popular Cross Street, only a few minutes walk to New Town Plaza and bus stops. This large family home has a flexible floor plan allowing for either four large bedrooms, spacious eat-in modern kitchen/dining, combined bathroom/laundry plus 2nd toilet outside and sitting room/sunroom, or three bedrooms plus formal living room.

\$700/wk



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[See more details](#)

5/1 Heathfield Avenue, Hobart

This modern studio apartment is fully furnished, including flat screen TV and washing machine. The wonderful gourmet kitchen includes a fridge, microwave, cooktop and oven. There is heating in the main bedroom/living area and the queen bed is supplied. Located within walking distance to Salamanca's famous market, Constitution dock, eateries, bars & supermarket.

\$370/wk



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[See more details](#)

5/10 Ellerslie Road, Battery Point

Superbly situated to encapsulate the expansive river, harbor and city views this large apartment offers a highly functional floor plan, easy entry along with convenience to city and amenities. Features & Benefits: Stylish front entry foyer, master bedroom with floor to ceiling built in wardrobes and ensuite bathroom with shower, vanity and toilet.

\$725/wk



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2



[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.



Property and the dangers of a digital footprint

Before the Internet, properties were primarily marketed via newspaper advertisements, signs and in agents' windows. These mediums had a remarkable and often overlooked advantage over modern forms of advertising – they left no easily traceable marketing or sales history (a digital footprint).

There is an old saying 'nothing is as useless as yesterday's newspapers'. In the newspaper age, an owner could dip their toe in to test the waters. If they didn't like the result, they would take the property off the market or reduce the price. Without a digital footprint, there was very little long term harm to the value of the property. The marketplace quickly forgot.

Conversely, the Internet remembers everything and forgets nothing.

Properties advertised in Australia appear largely on two major websites: realestate.com.au and domain.com.au. CoreLogic, the parent company of RP Data and the largest supplier of property information in Australia, receives routine advertising and known property information from both sites, resulting in an easily accessible pool of information.

Why should this be a concern for property owners?

Before the Internet, the only indication a property had been on the market for an extended period was a faded card in a real estate window or a crooked, worn sign in the front yard. Once removed, these two signals faded quickly from the marketplace's

collective memory. An owner could have another attempt in twelve months and few would remember the previous attempt.

Now – the Internet creates a digital footprint, a record of a property's advertising and pricing history for all to see.

A digital footprint intensifies the danger posed by an extended marketing period.

Significant long-term damage occurs to the property's recorded history and eventual selling price if it is launched onto the main real estate portals at an inflated price and does not sell. As a rule, the price of a property drops if it is viewed more but not purchased.

One click on realestate.com.au will lead a user to the number of page visits, giving a buyer an early idea of a property's time on market and desirability.

Has it sold in the past and for how much? Did the property get passed in at auction? Why hasn't it sold? Is there a reason why so many people looked at this property and not bought it? Why has it been withdrawn from sale? The answers to these questions always increase a buyer's negotiating power.

A wealth of knowledge, provided at the click of a mouse, and in negotiation, knowledge is power.

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 loungeroom with heat pump, three double bedrooms and fenced rear courtyard area. Parking in on street only.

\$680/wk



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[See more details](#)

80 Hill Street, West Hobart

Filled with charm and character and modern conveniences, close to shops, restaurants and schools. If you are looking for a home on the city fringe, add this one to your list, you won't be disappointed. Some key benefits and features: High ceilings, decorative fireplaces, baltic pine doors and polished floorboards, open plan kitchen/living.

\$650/wk



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[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. The property offers two large bedrooms, the main bedroom with walk in wardrobe.

\$500/wk



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[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, and functional kitchen. The bathroom has combined laundry space.

\$400/wk



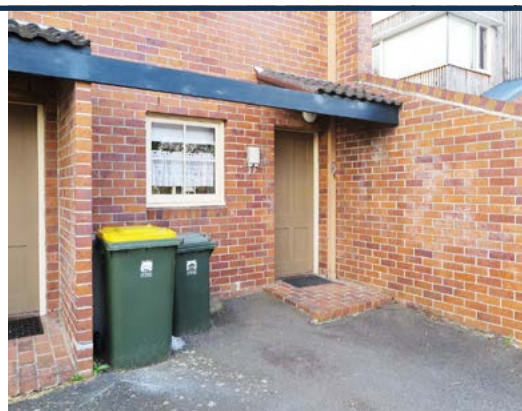
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[See more details](#)



Part Ground Floor/39 Murray Street Hobart

For Lease: Ground Floor Retail Space

- Prime CBD Location
- Great Natural Light
- Large Shopfront
- Attractive Terms

Located in the heart of the Hobart CBD near the corner of Collins and Murray Street, this retail store is not to be missed. It is perfectly positioned to take advantage of heavy passing foot traffic and surrounded by high quality national and local retail tenants, cafes, restaurants and more.

Contact Agent



121

ZONE Shop & Retail



[See more details](#)

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For Lease



Ground Floor/39 Murray Street Hobart

For Lease: Prime Hobart CBD Retail Space

- A rare opportunity to position your business at street level in what is arguably Hobart's busiest CBD corner location!
- Formerly occupied by the Commonwealth Bank of Australia and comprising of up to 509.70 square metres on ground floor, and 98.60 square metres on mezzanine this is an opportunity not to be missed.

Offered for the first time in 15 years! Ideally located at the intersection of Murray and Collins Streets in the iconic 39 Murray Street office tower, this tenancy is perfectly positioned to take advantage of the bustling foot traffic and provides fantastic brand exposure. The premises are surrounded by high quality national and local retail tenants, cafes restaurants and hotels, multi-storey office towers and car parks.

Contact Agent



120 - 500

ZONE

Shop & Retail



[See more details](#)

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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.



Contact Agent

 **250**

ZONE Retail

[See more details](#)

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For Lease



Room 7/64-68 Liverpool Street, Hobart

Located centrally in the Hobart CBD, between Liverpool and Argyle Street, the Bank Arcade is opposite the Brunswick Hotel and adjoining the Wellington Arcade, the first floor office/studio is your chance to lease an affordable, centrally located business premise.

\$28,700 p.a. +outgoings
+GST

89

ZONE Studio/Office



[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.

\$18,373 p.a. +outgoings

100

ZONE Offices



[See more details](#)