

HOBERT TASMANIA

Property Magazine

18 February 2022

FREE

PROPERTY
OF THE WEEK

245 Carella Street
Howrah PAGE 2



Edwards Windsor

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

Property of the Week



\$900,000

245 Carella Street Howrah

Prepare to be Charmed!

Offered for sale is this charming family home on the ever popular Carella Street. With picturesque views over the River Derwent, short commute or walk to nearby amenities and an easy to maintain established garden there is something for everyone to enjoy.

Built circa 1973 this home has plenty of potential for you to establish a strong foothold in one of the Eastern Shores most sought areas. What does 245 Carella Street have to offer?

- Open kitchen and dining area with outlook on the water and Mount Wellington
- Fully fenced yard with established, easy to maintain garden



[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



40 Ryde Street, North Hobart

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.

\$999,950



[See more details](#)



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](#)

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

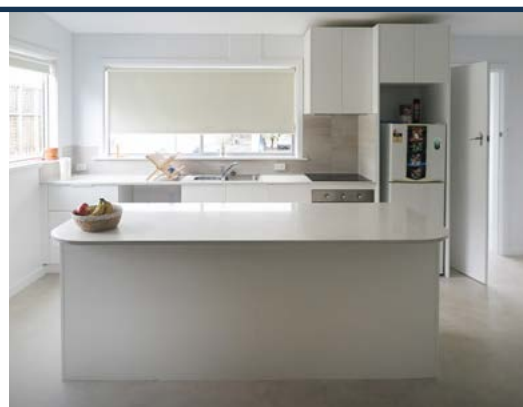


[See more details](#)

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

1/32 Wariga Road, Glenorchy

This unit is situated at the front of a level block and is one of two units. Located in walking distance to local shops and public transport. The open plan living space is spacious and the kitchen has plenty of cupboard space. Off the living area are two bedrooms both with built-in wardrobes.

\$420/wk



[See more details](#)

2/3 Betsy Mack Place, Howrah

This beautifully presented family home is located just a stones throw from the Betsy Mack walking track and only a short drive to schools, day care and the Shoreline Shopping Centre along with the soon to be open Coles Shopping Centre. The home offers a comfortable and functional layout with a very appealing outlook.

\$500/wk



[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



[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



[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.



How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

Be guided by your real estate agent

Your real estate agent will use their experience and knowledge

of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.



Switching Property Managers is Easy!

Are You Disappointed with the Management of your Investment Property?

- Is your Property in ARREARS?
- Are there Maintenance Issues unattended or not reported?
- Why does it take SO LONG to RENT?
- Do YOU have to CHASE your PM for Information?
- Would YOU like BETTER VALUE for your Money?

At Edwards Windsor We Offer You

- Rent Guarantee (Every Month)
- In-House Handymen
- 24 Hour On-Line Booking System For Tenants...We find the Best Prospects Fast
- Experienced, Friendly and Highly Communicative Asset Managers.
- Introductory 3 Months Free Management.

Contact us today on 6234 5500 to discuss your property management needs.

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.

\$665/wk



3



1



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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



3



1



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[See more details](#)

33 Shoobridge Street, Glebe

If you are looking for a home close to the city with everything to offer, this could be just what you're after! Located just minutes from the city centre, and a short stroll to the Hobart Aquatic Centre, the water front and Hobart's boutique shops and cafes is this 3-4 bedroom home. Walking in through the front door you realise how flexible this home really can be.

\$470/wk



3



1



2



[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



1



1



1



[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](#)

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



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](#)

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



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](#)

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



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](#)