

HOBERT TASMANIA

Property Magazine

25 February 2022

FREE

PROPERTY
OF THE WEEK

17 Stratton Avenue
Lenah Valley PAGE 2



Edwards Windsor

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

Property of the Week



17 Stratton Avenue Lenah Valley

Family Friendly, Peace & Quiet

Offered for sale is this wonderful family home, nestled in a quiet and convenient part of Lenah Valley. Built circa 1972 the property has had modern changes and finishing touches added so that quality and comfort can be enjoyed throughout.

The area has become quite popular in recent times with the local Lenah valley eateries and amenities developing, quick and easy commute to Glenorchy municipality, New Town Plaza and Hobart CBD. Bus routes, parks and plenty of native bushland nearby with walking tracks as well as plenty of both public and private schools to choose from Lenah Valley has become a brilliant location to raise a family.



[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



26 Opal Drive, Blackmans Bay

Offered for sale is this wonderful family home, with plenty of character as well as modern touches and a dream location for starting or raising a family, an opportunity not to be missed. Built circa 1989 the property features high ceilings with timber framing exposed, a fully fenced yard perfect for a pet or two and positioned across the road from Blackmans Bay Primary school.



\$750,000



[See more details](#)



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](#)

For Rent

8/51 Sandy Bay Road, Battery Point

This superbly located near new, architect designed, wonderfully appointed one bedroom apartment is an ideal property for the modern professional. Space and comfort combine thanks to the practical design layout where inside meets outside from the open plan kitchen/ living room that leads onto the spacious tiled balcony.

\$480/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](#)

1/19 Montagu Bay Road, Montagu Bay

Superbly presented north facing three bedroom property, beautifully renovated in a terrific location. If you are looking for something a little special then you may find it here. The kitchen is the home cook's dream that affords plenty of natural light and a river outlook.

\$600/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](#)

1/166 Main Road, Austins Ferry

This conveniently located villa unit consists of 2 good sized bedrooms with built-ins, a bathroom with separate bath and shower, and separate toilet and laundry with washing machine included. The modern kitchen is just off the main living area, which is open plan and has electric heating.

\$400/wk



[See more details](#)

5a Norfolk Crescent, Sandy Bay

The two bedroom unit is situated on the lower level of the property accessed by a number of stairs and sits under the main house. It has a private deck and small courtyard. There is a large open plan kitchen/living dining area with large windows for lots of light. Functional kitchen and bathroom and good sized bedrooms.

\$350/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.



Navigating the Building Inspection

If you are selling your home, it's best to get a detailed building report done prior to listing on the open market. This will ensure that buyers cannot bluff you with a bogus issue mid campaign. Conversely, if there is an issue that requires attention, you can rectify it prior to going on the market.

Buyers are understandably hyper cautious prior to making a purchase. They are committing a large percentage of their wealth to one transaction. Plus they have no doubt heard one too many real estate horror stories. Unconsciously, some buyers will often double the bad news and halve the good news.

It's best to get a detailed building report done prior to listing on the market. A poor building inspection can cause the buyer to reduce their offer or even crash the sale entirely.

What the exact issues are will determine whether it's commercially best to address the issues or simply disclose them to buyers.

Even if you choose not to rectify the issues, at least you are

aware of them. The best way to handle defects is full disclosure to the buyer. If you allow buyers to discover negatives of their own accord, caution and distrust in the buyer can build.

The best way to handle defects is full disclosure to the buyer. The law may state 'Caveat emptor, buyer beware' but decency suggests 'these are the issues you should consider...' It's a savvy approach.

Full disclosure builds trust between the seller, buyer and agent. It also avoids messy renegotiations as the buyer will ultimately discover the negatives if you attempt to hide them.

Most buyers can accept negative issues about a property and factor it into their offer accordingly. If there is the slightest suggestion that issues have been withheld or smothered, most buyers will simply (rightly) withdraw from negotiations or overplay the extent of the issues. When it comes to defects, as mother used to say, 'Honesty is the best policy'.

If you keep advertising your property, people may start wondering what is wrong with it.



**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.

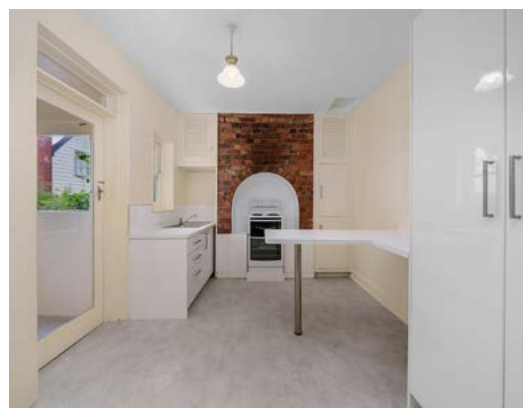
Contact us today on 6234 5500 to discuss your property management needs.

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



[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



[See more details](#)

4/67 Letitia Street, North Hobart

Situated in a secure complex, within easy walking distance to Hobart CBD, the popular North Hobart cafes and restaurants and many services, is this neat and tidy, well presented one bedroom unit. The unit comprises of recently updated kitchen incorporating European laundry area, separate living room with electric heating.

\$330/wk



[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



[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 6/64-68 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.

\$17,100 p.a. +outgoings
+GST

 **53**

ZONE Studio/Office



[See more details](#)



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](#)