

HOBART TASMANIA

# Property Magazine

4 February 2022

FREE

PROPERTY  
OF THE WEEK

## 1 Storey Place Glenorchy PAGE 2



Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



Offer Over **\$565,000**

## 1 Storey Place Glenorchy

### Opportunity Calls

Offered for sale is this circa 1970 family home full of potential. With great sized rooms, views of the mountain and ample yard and garden space, this property has something for everyone.

Set at the entrance to a quiet cul-de-sac and a mere 30 second walk to Galston Road Park, enjoy the close proximity to Glenorchy shopping centre and amenities whilst only being a short commute from the City.

What does 1 Storey Place have to offer?

- 3 good sized bedrooms
- Original floorboards throughout in good condition
- Pleasant views of the Mountain and over the Glenorchy municipality



[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



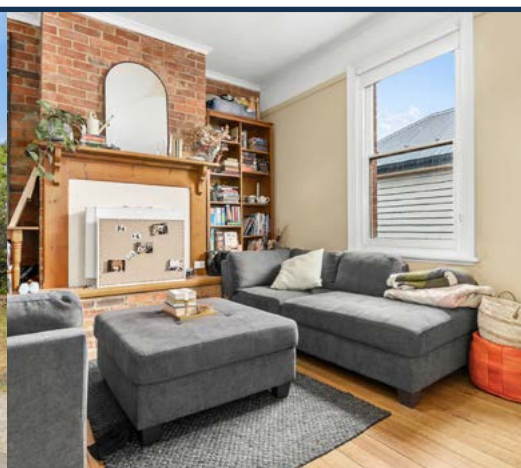
## 1 Tulloch Court, Lindisfarne

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](#)



## 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

## 1 Logan Street, Battery Point

This family friendly, spacious, three bedroom home is located right in the heart of Battery Point. Only a short stroll to Salamanca and the waterfront precinct, Sandy Bay and the city centre. Upstairs is the master suite with a balcony, ensuite and storage. All bedrooms feature built-ins and downstairs you will find the functional kitchen with dishwasher.

**\$570/wk**



[See more details](#)

## 38 Eclipse Road, Austins Ferry

Highly functional and comfortable three bedroom home that enjoys morning sun, a pleasant river outlook and comes fully fenced. Inside the home offers something for everyone with plenty of living space to enjoy that flows out to the superb entertaining deck.

**\$525/wk**

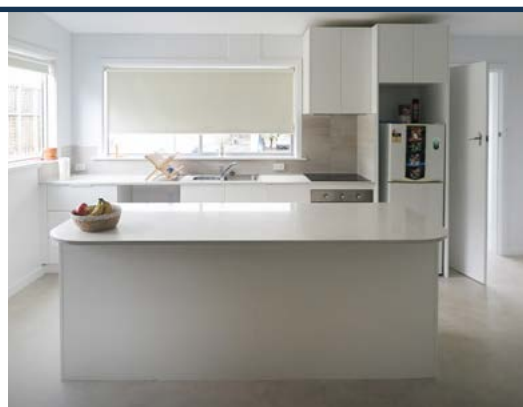


[See more details](#)

## 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**

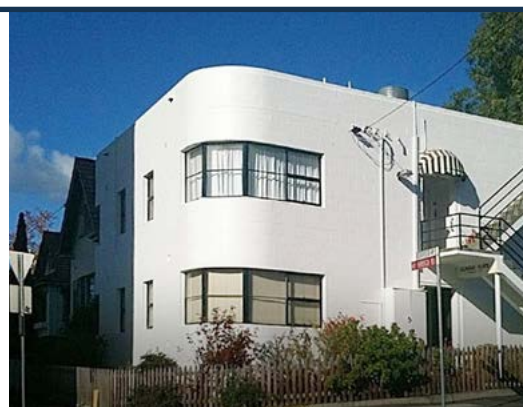


[See more details](#)

## 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.

**\$380/wk**



[See more details](#)

## 46 Girrabong Road, Lenah Valley

This newly renovated 3 bedroom 2 bathroom home is situated in the lovely Lenah Valley and close to the city. The property has a brand new kitchen, bathroom, ensuite and laundry installed with fresh paint and carpet throughout. the kitchen with fridge included, flows through the dining area into the living space with large windows and a heat pump.

**\$570/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.



## Choose Choose Choose

### Choose skill, not options

Some agents tell lies to win your business. Be very careful that you do not choose the agent who tells you the biggest lie about how much 'you will get' for your property. This is called 'buying the business'.

Unless the agent is prepared to buy your property, his opinion is irrelevant.

If you choose agents based on the selling price they quote you - their opinions - you may be badly disappointed, and may even wind up financial difficulty.

If you suspect that an agent is attempting to buy your business with an inflated sale price estimate, insist he give you his estimate in writing.

Insist, also, that he charges you nothing if he sells for less than the price he estimated. This will identify the agents who are enticing you with false quotes.

### Choose skill, not the cheapest

Cheap agents get cheap prices. Be careful choosing an agent based purely on their fees.

If agents give their own money away what do you think they will do with your money?

It may be better to pay an extra one percent for a selling fee than to receive ten percent less on your selling price.

Good negotiators rarely give big discounts on their fees. If they get you the best market price, they are worth a fair fee.

### Choose NEGOTIATION skill!

If you have spent much time interviewing real estate agents, you may have noticed that they talk endlessly about the advertising they do, but few talk about the one thing that is most important to you - their negotiation skill.

Poor negotiators can cost you a lot of money.

Negotiation skills are vital to ensuring you get the highest possible price.

A good negotiator can achieve up to an extra ten percent on your selling price. This can mean thousands of dollars.

If you have an attractive property you don't need a salesperson as much as you need a negotiator.

***Ask your agent to PROVE his or her negotiation ability to you. Most won't be able to do so. These are the agents you should avoid.***

# 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.

**\$680/wk**

[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.

**\$620/wk**

[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**

[See more details](#)

## 1/19 Shelmore Drive, Old Beach

This three bedroom unit comprises of a spacious open plan living area with reverse cycle heating/cooling, a stunning gourmet kitchen with stainless steel under bench oven, ceramic cook top, dishwasher, microwave and island bench/breakfast bar facing into the living area. From the dining area there is sliding door access to the private.

**\$420/wk**

[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.

**Contact Agent**



**250**

**ZONE**

**Retail**



[See more details](#)

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## 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** <sup>gross</sup>



**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.

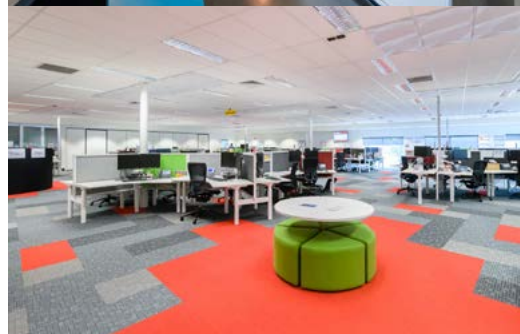
The premises would suit a call centre business or administrative facility, with the major benefit of ample on site parking and excellent outdoor areas.

**Contact Agent**



**845**

**ZONE Offices**

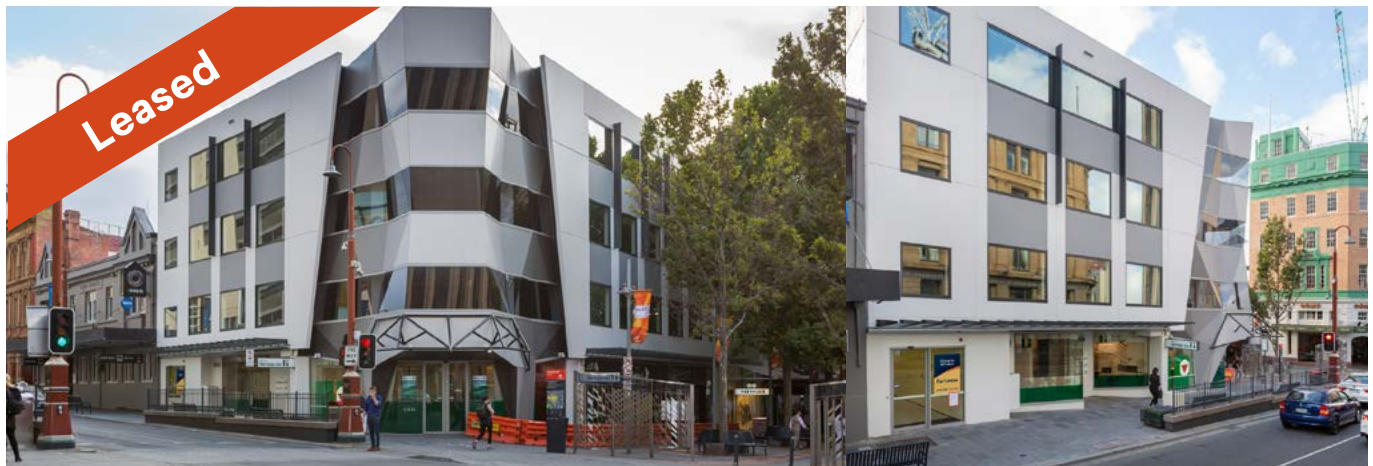


[See more details](#)

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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** <sup>gross</sup>



**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** <sup>+outgoings</sup>



**100**

**ZONE**

**Offices**



[See more details](#)