

HOBART TASMANIA

Property Magazine

06 February 2026

FREE

PROPERTY
OF THE WEEK

1/106 Redwood Road,
KINGSTON PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



1/106 Redwood Road, Kingston

Positioned at 1/106 Redwood Road, this well-presented two-bedroom unit offers comfortable, easy living. Neat as a pin and designed for low maintenance, it's an ideal opportunity for investors, first home buyers, or downsizers alike.

Inside, the unit features a light and comfortable living space that flows effortlessly into a practical kitchen, complete with modest bench space and storage. The bathroom is thoughtfully laid out with a bath, separate shower, and vanity, while the toilet is separate for added convenience.

Both bedrooms are of good size and include built-in wardrobes, providing excellent storage. Outside, you'll enjoy a small, easy-care yard, perfect for relaxed outdoor time without the upkeep, along with a storage shed for extra practicality.

Additional features include undercover parking and a layout that maximises comfort and functionality, whilst the unit is one of only two on the strata.



Smartre Sale
\$575,000



2



1



1

[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



119 York Street, Sandy Bay

Positioned in the heart of sought-after Sandy Bay is this contemporary family home that offers comfort, space and exciting future potential. Set on a comfortable 585 square metre allotment, the property provides scope for further development or enhancement, subject to relevant approvals. The home features a flowing and functional floor plan, ideal for modern family living. Light-filled living areas, a rear deck with views of the mountain and an undercover carport are also features.



Smartre Sale
\$1,350,000

4 2 1

[See more details](#)



25 Antill Street, South Hobart

Nestled on the fringe of the city, this charming 3-bedroom brick home offers the perfect blend of character, comfort, and convenience. This property features three spacious bedrooms, disability and aged care friendly bathroom, neat kitchen, low maintenance gardens, secure lockup storage shed, off-street parking and the opportunity to conduct business due to the properties Urban Mized Use zoning.



Smartre Sale
\$925,000

3 1 1

[See more details](#)

For Rent

26/1 Battery Square, Battery Point

Nestled in the heart of one of Hobart's most sought-after locations, this beautifully renovated two-bedroom unit in Empress Towers offers the perfect blend of comfort, style, and unbeatable views. The unit has been thoughtfully updated with a brand new kitchen. Both bedrooms are generously sized, with built-in wardrobes offering plenty of storage. The combined bathroom and laundry is stylish and practical, with a washing machine included for added convenience. There is also one secure car space in the building. Empress Towers is a secure apartment block, offering the perfect balance of comfort, convenience, and privacy.

\$650/wk

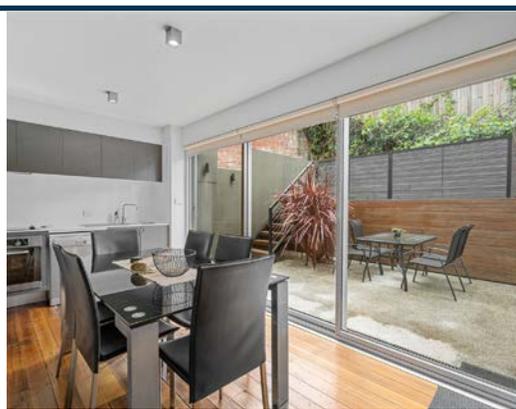


[See more details](#)

2/187-189 Bathurst Street, Hobart

This fully furnished, low maintenance apartment is one of only two on the block and is ideally located just moments from the CBD. Key features and benefits include the property being fully furnished, two level layout with flexible living spaces, downstairs living room with electric heating, open plan kitchen and dining area, opening on to the outdoor entertaining area, upstairs living area or study/home office and modern bathroom with shower over bath.

\$660/wk

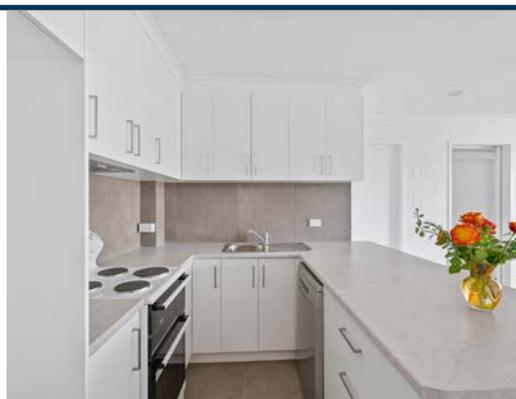


[See more details](#)

7/13 Commercial Road, North Hobart

Positioned in the heart of North Hobart this stylish home has been completely refurbished and features a brand-new kitchen, bathroom and laundry complemented by new white goods. There is fresh paintwork, new quality flooring, new blinds, two bedrooms with new built-in wardrobes and secure off-street parking for one vehicle. Enjoy a superb lifestyle location just moments from cafés, restaurants and boutiques, with the CBD within easy walking distance.

\$550/wk



[See more details](#)

1/65 Hampden Road, Battery Point

Step into a little piece of local history in this charming two-bedroom apartment complemented with a delightful sheltered courtyard. The property features a welcoming front entry verandah, two generous sized bedrooms with wardrobes, kitchen with dishwasher, breakfast bar and plenty of cupboard space, open plan loungeroom with gas heating, garden storage shed and courtyard. The home is perfectly situated in the absolute heart of Battery Point next door to the Post Office and Jackman McRoss Bakery.

\$575/wk



[See more details](#)

For Rent

2/57 Bayswater Road, Moonah

Perfectly positioned, this spacious villa unit offers comfort, convenience, and a low-maintenance lifestyle. Set within easy reach of local schools, shopping precincts, and public transport, this level-access home is ideal for families, professionals, or downsizers looking for everyday ease. Inside there are two generous bedrooms with built-ins, open-plan living and dining area with heat pump, a functional kitchen with plenty of storage, sliding door access to a private, fully fenced rear yard and secure lock-up garage with internal access.

\$500/wk



[See more details](#)

4/8 Newcastle Street, Battery Point

This spacious, sun-filled two-bedroom townhouse is a must-see. Ideal for those seeking a comfortable and well-located home in a highly sought-after area. Featuring a light-filled open-plan living, dining, and kitchen area, separate laundry, built-in wardrobes in both bedrooms and a private balcony with a master bedroom this property is also within easy walking distance to Salamanca Place and the Hobart CBD.

\$595/wk



[See more details](#)

1/32 Wariga Road, Glenorchy

This unit is situated at the front of a level block and is one of two units. The property features open plan living, dining and kitchen, two bedrooms both with built ins, Jack and Jill bathroom, separate toilet and laundry room, lots of storage and a garage with access to inside the unit plus an extra off-street parking space beside it. This property is located within walking distance to local shops and public transport. There is also a gardener who maintains the property.

\$475/wk



[See more details](#)

36 Mckinly Street, Midway Point

This three bedroom property is located only a 20 minute drive from Hobart and in a quiet street. Inside you will find a spacious living and dining area, as well as a tidy kitchen. There are light filled living spaces and the lounge has a heat pump. Two of the three bedrooms are double sized, both with spacious built in storage, and the third being of single size. Outside is a child and pet friendly yard.

\$470/wk



[See more details](#)

Want to sell your property in 2026? Don't know where to start?

Don't panic! We can help.

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- a customised selling strategy
- insight into buyer demands and market trends
- tips to maximise your homes value
- a step-by-step plan from preparation to settlement

**Let's talk!
Your 2026
move
starts today.**



Edwards Windsor
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40
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Article

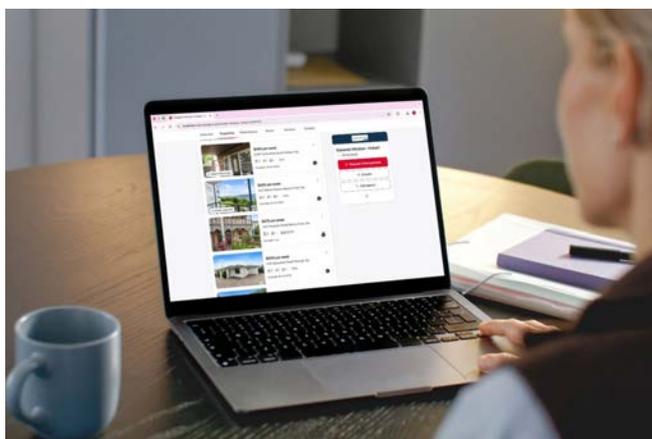
Rental growth accelerates as vacancy rates tighten

Article published via Cotality, January 2026

Overview:

- National rents rose 1.3% in the December quarter, lifting annual growth to 5.2%, as vacancy rates tightened to 1.7%, well below the pre-COVID average. Rental listings remain scarce, down 11% year-on-year and 17% below the five-year average, with regional markets outpacing capitals (6.2% vs 4.8%).
- Affordability pressures intensify, with households now spending a record 33.4% of income on rent.

- Vacancy rates fell to 1.7%, well below the pre-COVID decade average of 3.3%, as rental listings dropped 11% year-on-year and 17% below the five-year average.
- Regional markets outpaced capitals, with rents up 6.2% compared to 4.8% across the combined capitals. Sydney remains the most expensive capital, with median dwelling rents at \$817/week, while Hobart is the most affordable at \$601/week.
- Darwin led annual growth with an 8.2% rise, followed by Hobart (7.2%), while Melbourne recorded the smallest increase at 2.9%.



Tim Lawless, Cotality's Research Director, said the result was "bad news" for both renters and inflation.

"The ongoing growth in rental costs is bad news for renters, with Cotality's national rental index surging 42.9% over the past five years, adding approximately \$204/week to the median rental value."

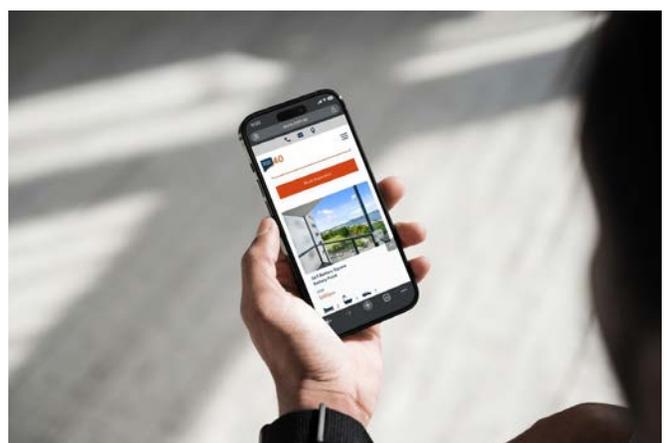
Australia's rental market saw a further uptick in growth during the final quarter of 2025, with Cotality's latest Quarterly Rental Review revealing a 1.3% rise in national rents in the December quarter, up from 0.9% in Q3 2025.

He said that in contrast, the five years prior saw rents rise by just 7.5% or \$33/week. Based on affordability metrics to September, households are now dedicating a record high 33.4% of their pre-tax income to pay rent.

This lift pushed annual rental growth to 5.2%, a step up from 4.8% in 2024, though still well below the surge in rental costs seen between 2021 and 2023 when rents were consistently rising at an annual rate above 8%.

"The reacceleration in rental values is also bad news for inflation and the cash rate outlook as rental costs hold a significant weight in the CPI calculation."

Low supply continues to drive rental value growth, with national rental listings roughly 11% lower than a year ago through the December quarter and 17% down on the previous five-year average.



Key Highlights:

- National median rent reached \$681 per week, up \$204 per week over five years, marking a cumulative increase of 42.9% since Dec 2020.

Cotality (2026). Rental Growth accelerates as vacancy rates tighten. [online] Available at: https://www.cotality.com/au/insights/articles/rental-growth-accelerates-as-vacancy-rates-tighten?utm_source=email&utm_medium=Newsletter&utm_campaign=234137050-AU%20Property%20Pulse%2027%2F01%2F2026&utm_term=Content&utm_content=Property%20Pulse [Accessed 03 February, 2026].

For Sale

5 Alicia Road, Kingston

Set across two generous levels, this versatile family home offers space, functionality, and outstanding flexibility for modern living. The home allows for the options for up to 5 bedrooms, or multiple living spaces and/or home office. There is a generous yard and covered deck perfect for entertaining. Great off-street parking is a standout feature, including a double garage, ensuring convenience for families with multiple vehicles, trailers, or guests. The home is located in a convenient Kingston position close to local amenities.

Smartre Sale
\$860,000



[See more details](#)

27 View Street, Sandy Bay

This property offers a rare opportunity to secure a large home with endless possibilities. Currently configured as two separate flats - a 3 bedroom 1 bathroom flat at the front, with a 2 bedroom 1 bathroom flat at the rear - there is flexibility for dual tenancy to earn income from one. The home could also easily be reverted back into a grand single residence (subject to relevant approvals).

Smartre Sale
\$1,090,000



[See more details](#)

76 Bayfield Street, Bellerive

This home captures all day sunshine and frames a stunning, uninterrupted outlook to Kunanyi/Mt Wellington. Upstairs features three bedrooms, a kitchen, family bathroom and sun filled living room. Downstairs reveals a spacious second living area, an additional bedroom and its own bathroom perfect for guests, a private retreat or the chance for a self contained space (subject to relevant approvals).

Smartre Sale
\$900,000+



[See more details](#)

7 Olive Place, Kingston

Set in a peaceful and private position this is a welcoming family home that combines space, flexibility, and a beautiful natural outlook. The home features a flexible floor plan with multiple living areas, or option for use as 4th bedroom. Outside, the well-maintained and landscaped garden offers the perfect space to unwind or entertain in privacy and a double garage provides further off street parking and convenience.

Smartre Sale
\$950,000



[See more details](#)

For Lease



Level 1/130 Macquarie Street, Hobart

This tenancy provides a fantastic opportunity to secure a prime first floor office/professional space with lift access in an exceptional Heritage building in the heart of Hobart's CBD. The property offers an ideal environment for a range of business uses with a practical layout, fantastic natural light, kitchenette and toilet and shower facilities

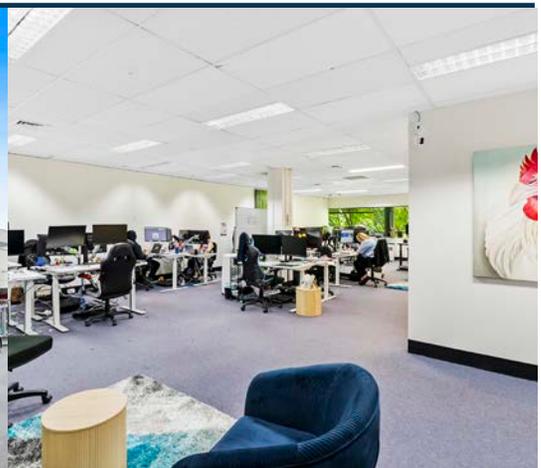
\$40,000

+outgoings
+GST

ZONE Office



[See more details](#)



Level 1/ 370 Main Road, Glenorchy

Fantastic first floor premises prominently located in the heart of Glenorchy's commercial precinct comprising inviting office accommodation with a number of individual office rooms, meeting, boardrooms, staff rooms with kitchen and toilet amenities.

Contact Agent

ZONE Office



[See more](#)

For Lease



2/1 Coffee Court, Huntingfield

This brand new warehouse unit located in Huntingfield's industrial hub offers a fantastic new warehouse for businesses needing profile/exposure and a secure, functional space with easy access to transport links. The Warehouse Unit also provides onsite car park and high clearance electric roller door.



\$28,000 +outgoings
+GST

m² 156

ZONE Industrial/Warehouse

[See more details](#)



First Floor/309 Liverpool Street, Hobart

Fantastic first level premises with exclusive separate access from Liverpool Street. Attractive and inviting contemporary office accommodation comprising flexibility with a number of individual office rooms, meeting, boardrooms, staff room and multiple toilet amenities.

\$62,500 +outgoings
+GST

ZONE Office



[See more details](#)

For Lease



Shop 4/40 Elizabeth Street, Hobart

Seize the opportunity to establish your business in one of Hobart’s busiest pedestrian shopping zones. Situated in the heart of the Elizabeth Street Mall, this well-positioned space offers outstanding visibility, high foot traffic, and a vibrant retail or hospitality atmosphere.

\$112,250 +outgoings
+GST

ZONE Retail



[See more details](#)



Rear/4 Warneford Street, Hobart

Fantastic first level premises, located at the rear of the property which comprises a well maintained, very inviting and bright space with three individual offices, open plan office/reception, waiting area, storeroom, kitchenette and toilet amenities with an outdoor terrace area.

\$24,000 +GST

ZONE Medical/Consulting, Office



[See more details](#)

For Lease



Level 2 Suite 1/67 Letitia Street, North Hobart

This is a fantastic opportunity to lease a second floor office or professional space within North Hobart on Hobart's CBD fringe in the Biggins building. With a fully open plan walk up space with excellent natural light and panoramic mountain views, this office provides a contemporary open plan workspace with fantastic outlook, kitchenette and toilet amenities and onsite parking options.

\$18,500 +outgoings
+GST

ZONE Office



[See more details](#)



Ground Floor/25 Argyle Street, Hobart

This premium consulting/professional office space is located within Hobart's CBD near all major CBD amenities and offers a rare opportunity to occupy as is or refit to suit your business needs. It's current configuration includes a reception area, back of house office areas, kitchenette, 10 consulting rooms and multiple toilet facilities.

By Negotiation

ZONE Medical/Consulting, Office



[See more details](#)