

HOBART TASMANIA

Property Magazine

11 March 2022

FREE

PROPERTY
OF THE WEEK

1/9 Kullindi Court
Bellerive PAGE 2



Edwards Windsor

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

Property of the Week



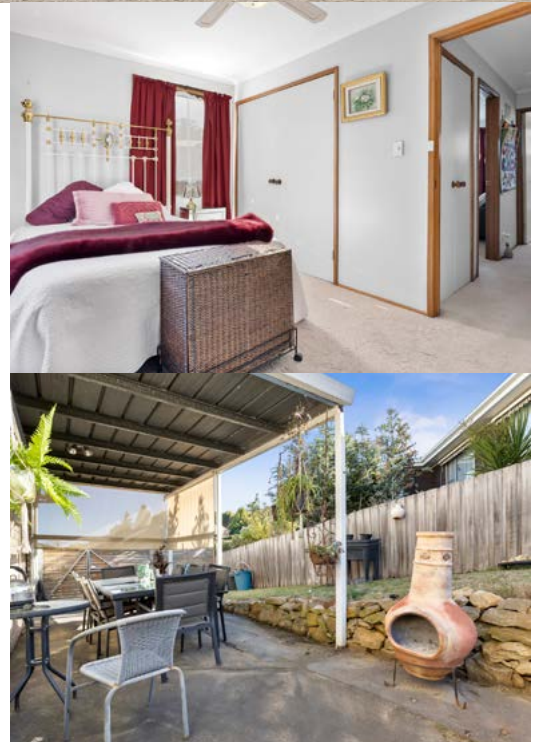
\$435,000

1/9 Kullindi Court Bellerive

Offered for sale is this peaceful Bellerive unit set back in a private cul-de-sac with pleasant views and plenty to love. Built circa 1981 the unit enjoys great position with close proximity to Eastlands and Hobarts CBD only a short commute away. A perfect home for someone looking for a great foothold in the Greater Hobart Area.

What else does 1/9 Kullindi Court have to offer?

- 2 Good sized bedrooms both with Built ins
- Modernised bathroom
- Open floorplan downstairs incorporating the kitchen, dining and lounge
- Second toilet on ground level
- Beautiful Sandstone feature wall in the backyard



[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



17 Stratton Avenue, Lenah Valley

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.

\$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

10/10 Alexandra Esplanade, Bellerive

This is a newly renovated large, neat and tidy 2 bedroom unit located at the rear of a quiet complex opposite Bellerive beach. There is a spacious open plan kitchen, dining and living area. Both of the bedrooms are doubles with built in wardrobes. The laundry is located in the Bathroom which is spacious and completely renovated with modern vanity and bath tub.

\$525/wk



[See more details](#)

12/7 Lynton Avenue, South Hobart

Within walking distance to the CBD, Sandy Bay, Salamanca and UTAS this little gem is safe and quiet with spectacular views. The unit comprises of open plan living/dining/kitchen area with heat pump. The kitchen has ample cupboard and storage space.

\$450/wk



[See more details](#)

35 Mason Street, Claremont

This home will suit a small family with its many features and convenient location with a wonderful view towards the Derwent river. It is located close to the bus route, schools and all that Claremont Village has to offer, which is just a quick drive away.

\$460/wk



[See more details](#)

37 Sharps Road, Lenah Valley

This spacious home is perfectly designed for a large family or those who need space for a home office, games room or teenage retreat. This property includes: four bedrooms all with ample wardrobe space & panel heaters, great kitchen with plenty of storage, large living room with heat pump and modern bathroom.

\$600/wk



[See more details](#)

For Rent

14 Arncliffe Road, Austins Ferry

If you are looking for a family home with room to move & also close to schools & transport, this may be what you have been looking for. Upstairs, the home comprises of three double bedrooms all with built in wardrobes and the main bedroom with spa ensuite and separate shower.

\$520/wk



[See more details](#)

5 Oliver Avenue, Lindisfarne

This neat and tidy 3-bedroom house features plenty of storage, along with a fully fenced backyard with plenty of space for children or pets. The property is serviced by a heat pump in the main living area, and the modern kitchen features a dishwasher, plenty of built in storage, and a dining area with views out over the Derwent River.

\$480/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](#)

4B Sunvale Avenue, Sandy Bay

Located only a short walk to the Sandy Bay Shopping Precinct and only one of two on the block, this level villa unit has so much to offer. The spacious living room (with heat pump) has huge glass sliding doors opening out onto the balcony that has breathtaking views of the Derwent River.

\$495/wk



[See more details](#)



Right now you are probably not thinking about selling your property...
So why am I encouraging you to connect with me today?

1. A good working relationship with your local real estate agent is one of the most important factors in achieving a great sale price when you are in the market to sell
2. Relationships take time to build and the most productive relationships are based on trust and mutual benefit, not just convenience
3. We can help you determine your property and investment goals
4. Opportunities are sometimes fleeting. By staying connected with us, you will be the first to know when opportunity knocks

It is easy to be connected with Edwards Windsor:



- 'Like' us on Facebook
- Follow us on Twitter



- Check our website www.ewre.com.au
- Enquire Within!

If you would like to learn more, contact us on 6234 5500
or via email on rsales@ewre.com.au We look forward to staying connected.

Choose an Agent that has Buyers Waiting

The best agents keep detailed records of buyers

Most agents get dozens of enquiries from buyers each month. Some get hundreds. But most don't keep records of these people – names, enquiry details, email addresses and phone numbers.

Usually these agents do not feel the need because their home sellers pay for the advertising

When agents keep records of genuine buyers, there is less need for advertising.

Insist on an agent who keeps detailed and accurate records of genuine buyers. One of these buyers may be perfect for your property.

List exclusively

The more agents you employ the greater your chances of getting a lower price.

Do not place your property for sale with several agents. You may think this will increase your chance of finding a buyer, but it decreases your chance of getting the highest price.

All of those agents will be in a hurry to sell your property before someone else sells it. The sale will be most important. The price will be forgotten.

Buyers shop around. They will use the agents who can obtain your property for the lowest price.

Test this yourself. When you see one property with several agents, call them all and ask this questions: "What is the lowest price I can get this for?" You will be told different prices.

The saying goes that a chain is only as strong as its weakest link.

It is hard enough when buyers shop around for properties, but do you also want them shopping around for the weakest agent too?



**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

Located in the heart of historic Battery Point and within a short walk to Salamanca and the Hobart City Centre, this may be the home you have been looking for. Set out over two levels, this home offers a functional, upgraded kitchen, new bathroom with laundry facilities, large separate light filled living room with heat pump.

\$650/wk



[See more details](#)

18 Queen Street, Bellerive

Superbly presented and ideally positioned in the heart of Bellerive you will find this beautifully maintained, fully furnished home. The property has much to offer and is only a short stroll to the beach, Blundstone Arena and an array of cafes, restaurants, general amenities and transport.

\$680/wk

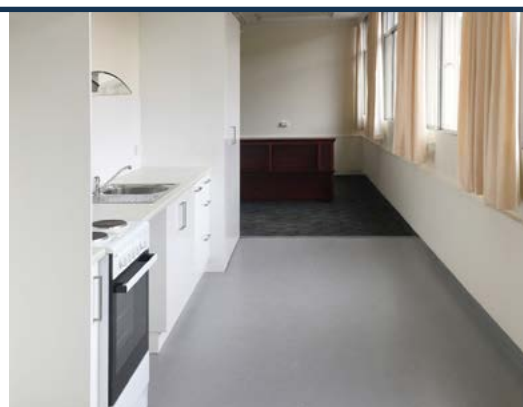


[See more details](#)

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

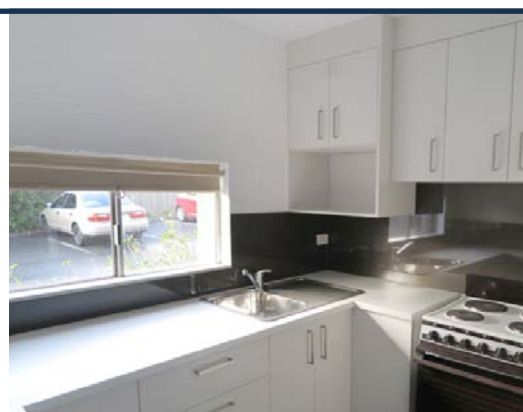


[See more details](#)

2/13-15 Regent Street, Sandy Bay

This renovated ground floor unit is located within a popular block, close to transport, shops and the University. The unit has an updated kitchen and a fridge and washing machine are included, along with a built-in wardrobe in the bedroom. The bedroom and bathroom are upstairs from the main living area and kitchen, giving the unit a spacious feel. Sorry, no pets.

\$340/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](#)

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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](#)

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.

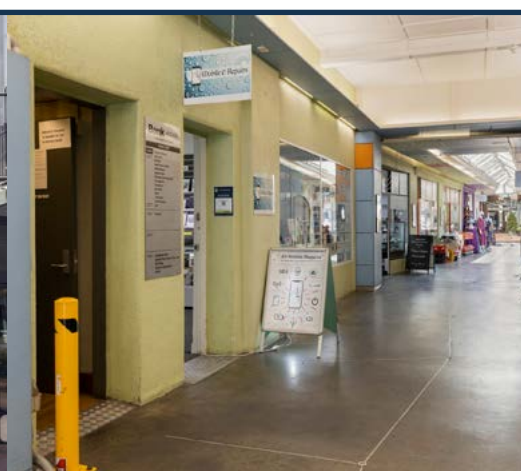
\$17,100 p.a. +outgoings
+GST

 **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](#)