

HOBART TASMANIA

Property Magazine

18 March 2022

FREE

PROPERTY
OF THE WEEK

13150 Tasman Highway
Swansea PAGE 2



Edwards Windsor

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

Property of the Week



\$1,650,000

13150 Tasman Highway Swansea

Have you ever dreamed of coastal living and comfort without the need to be far from everywhere and everyone? Offered for sale is this beautiful home set upon a little over 11 acres and prime position at the southern entry to the town of Swansea. Be met with striking features and charm from the driveway with stone feature wall bordering the road side and well established tree line paving the way to the home. No stone has been left unturned in preparing this property for ease of living with house positioned privately whilst maximising sun exposure, meticulously manicured gardens surround the home with pleasant views over the property, vegetable garden, chook and duck yard and paddocks to the waters of Tasmania's East Coast beyond.



[See more details](#)

 **3**  **3**  **12**

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



106/1 Sandy Bay Road, Battery Point

Ideally located on the corner of Davey Street and Sandy Bay Road the apartment is on the fringe of the CBD with pleasant views over St Davids Park and only a very short stroll to Salamanca, Sullivans Cove and Battery Point or a stepping stone to the MONA Ferry, Derwent river ferry services or cruises down the rugged Tasmanian coastline.

\$425,000



[See more details](#)



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.

\$435,000



[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.

\$495/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

5/1 Battery Square, Battery Point

Idyllically situated in the iconic Empress Towers apartment building in Battery Point is this superbly presented two bedroom fully furnished and appointed unit. Quality fittings, fixtures, furniture and appliances will make for comfortable and functional living.

\$600/wk



[See more details](#)

1/240 Churchill Avenue, Sandy Bay

Brilliant conjoined unit that offers a wonderful sense of space with fabulous river views. Master bedroom with built in wardrobes and expansive outlook. Second bedroom with wardrobe and small vanity recess. Country style kitchen with plenty of storage options and handy bench space.

\$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.

How much does it cost to sell a house?

When choosing an agent to sell your home don't make the mistake of only looking at the commission rate each agent charges. If you base your decision on commission alone you will be in for an unpleasant surprise.

So, how much does it really cost to sell your home? There are three costs to consider when choosing an agent.

- The agent's commission rate.
- The amount of advertising and marketing they are asking you to commit to.
- Finally, the cost of underselling. This is the biggest cost and it's a "hidden" cost. More on this and how you can avoid it later

Typical agent fees average between 2% to 4%. Some agents will offer a lower commission but charge higher marketing fees and upfront advertising costs. Many property owners are talked into committing to unnecessary and expensive advertising campaigns. These can typically range from \$5,000 to \$25,000, and are payable regardless of whether you sell or not.

To cut costs some sellers hire a discount agent. What these sellers don't realise is, in order to survive, the discount agent is more concerned with getting the property sold regardless

of the price. This often leads to selling your home at a lower price. What if the buyer was prepared to pay, say \$100,000 more, but your agent couldn't get it from because of their poor negotiation skill or because of their choice of selling method. The amount you lose could be as much as 10% or more of your selling price.

In their quest to find the best agent some sellers get derailed and start looking for the best deal. These are two different things. It's critical that you evaluate agents on their marketing and more importantly their negotiation skills. Their negotiation skill will determine whether they are skilful enough to get the buyer's highest price for your home or not. If they are not skilled they will undersell your home and you stand to lose hundreds of thousands of dollars, and guess what, you won't even know it.

Another area to be careful of is the method of sale you are encouraged to use. If your agent's preferred selling method focusses on your lowest price, or your reserve, and not on the buyer's highest price, you are again at risk of underselling your home. The method of sale and your agent's negotiation skill level will have the biggest bearing on how much more you end up with in your pocket, than any concession you may get in their commission rate.



**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.

\$645/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

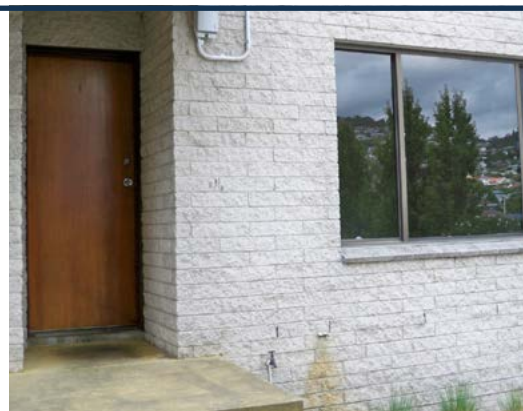


[See more details](#)

1/39 Regent Street, Sandy Bay

This ground level unit presents well, with a good sized living/dining area as you walk in the front door, serviced by a heat pump. The main sized bedroom includes good-sized built in robes, and the second bedroom is also a double size. The kitchen provides plenty of storage, and the combined bathroom/laundry has a shower over bath, vanity with plenty of storage.

\$410/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](#)

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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](#)

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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](#)