

HOBART TASMANIA

Property Magazine

25 March 2022

FREE

PROPERTY
OF THE WEEK

1/207a Campbell Street
North Hobart PAGE 2



Edwards Windsor

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

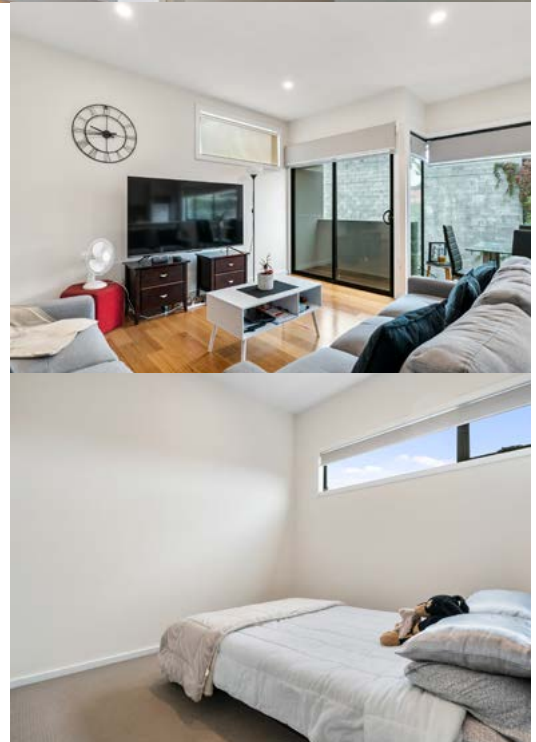
Property of the Week



1/207a Campbell Street North Hobart

Brilliantly located on the CBD fringe in popular North Hobart, minutes from the CBD, Royal Hobart Hospital and North Hobart commercial strip, this 1 of 5 low maintenance property offers:

- 2 large bedrooms, both with built-ins
- Sunny North facing open plan living with access to a balcony.
- Modern kitchen with breakfast bar and quality appliances.
- Spacious bathroom with tiled shower area, vanity and toilet.
- Downstairs laundry, powder room and single remote garage with internal entry.
- Ideal to live in or rent out.
- Inner city living at its best!!



[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



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.

\$1,650,000



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12



[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



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[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](#)

2/2A Loinah Road, Montagu Bay

This private 2 bedroom villa unit is one of 3 and is situated in the rear of the complex. Some key benefits and features: private rear unit with corner block, under house storage which allows for privacy and a good sized yard, perfect for the keen gardener, one car space, open plan living/dining/kitchen and built ins in both bedrooms.

\$400/wk

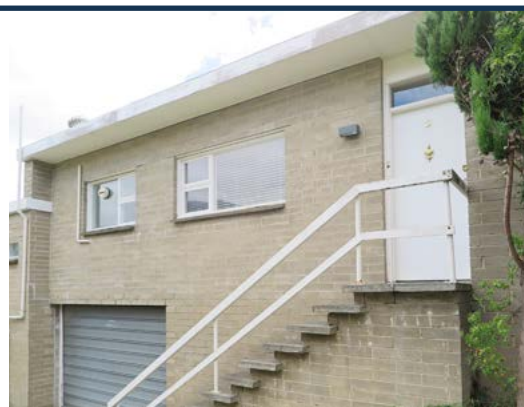


[See more details](#)

2/31 Hillborough Road, South Hobart

This property is one of 4 in the block and has a good feel about it. Some key benefits and features: recently painted throughout in white which makes it nice and bright, recently new carpet, good storage in the bedroom, fly screens, shower over bath and separate toilet.

\$360/wk



[See more details](#)

For Rent

52 Taroona Crescent, Taroona

This lovely family home situated on Taroona Beach is the perfect place for a family or professional couple looking to enjoy a relaxed lifestyle by the beach. Offering 4 spacious bedrooms, large and bright living and dining area overlooking the water making it a lovely place to sit back and relax.

\$650/wk



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[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



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[See more details](#)

2/5-7 Edward Street, Glebe

An absolute must see!! This two bedroom, two storey town house has recently been totally renovated, within walking distance to the city, local shops, Hospital precinct, UTAS and Queens Domain. Downstairs comprises of an open plan living/ dining area with a superb kitchen featuring black appliances, induction cooktop, new under bench oven.

\$560/wk



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[See more details](#)

3/1 Bosco Drive, Glenorchy

Well presented, north facing, neat and tidy two bedroom home that comes fully fenced and gated. So what else is it offering? Master bedroom with built in wardrobe. Updated kitchen with recently replaced oven. Sunny living room with wood heater and heat pump. Upgraded bathroom with shower, vanity and mirror.

\$385/wk



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[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.



Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may

need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.



**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



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[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



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[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



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[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



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[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



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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

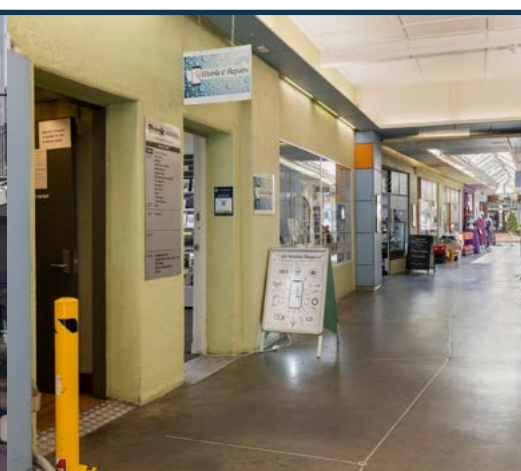


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ZONE Studio/Office



[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



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ZONE Studio/Office



[See more details](#)