

HOBART TASMANIA

Property Magazine

22 April 2022

FREE

PROPERTY
OF THE WEEK

24 Jindabyne Road
Kingston Beach PAGE 4



Edwards Windsor

6234 5500
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89 Brisbane Street, Hobart

Property of the Week



24 Jindabyne Road Kingston Beach

Pristine panoramic views, spacious floor plans and proximity to everything that Kingston Beach has to offer; this beautiful family home is sure to delight. With open plan kitchen, dining and lounge overlooking Kingston Beach and across the River Derwent to Opossum Bay, lifestyle and homeliness meet in perfect harmony. Built circa 1998 with complimenting renovations and improvements this family home is ready and waiting for you. What else does 24 Jindabyne Road have to offer? 3 Great sized bedrooms, 1 with ensuite and walk-in. 2 bathrooms, one on each floor. Substantial sized double garage, doubled as a workshop with power. Smart use of space for additional storage under stairs and in bay window. Top floor balcony making use of elevated position. Sunny backyard with water views, grassed area and covered BBQ/entertaining area.



[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



5/5-7 Luttrell Avenue, Bellerive

Brilliantly located overlooking Bellerive Beach and the associated bike and walking track, this corner upstairs unit has huge potential. Take advantage of water, mountain and Blundstone Arena views. It also offers: 2 double bedrooms, both with built-ins. Large open plan living/dining. Neat kitchen with extensive bench space and tiled floor.

\$549,950



[See more details](#)



1/469 Nelson Road, Mount Nelson

Conveniently located in ever popular Mt Nelson, close to bus, shop, CBD and Sandy Bay, this ground floor unit (1 of 6) is full of potential. Offering: Large sunny double bedroom with built-ins. Sunny lounge full of natural light. Timber kitchen and good bench and cupboard space. Combined bathroom/laundry with open shower, sink and exhaust fan.

\$319,950



[See more details](#)

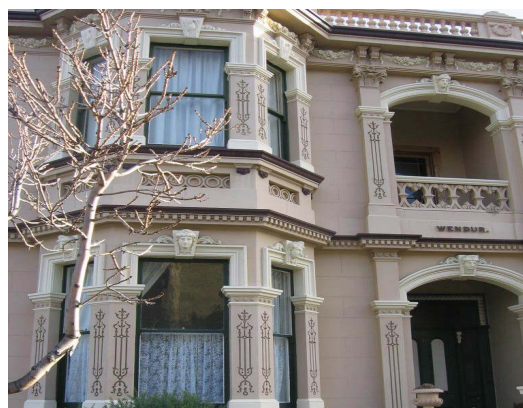


For Rent

10 Church Street, Hobart

This historic family home is set out over three levels and if you are looking for a home in a central location that offers space and a flexible floor plan this may be the home you have been waiting for. As you enter into the ornate hallway on the ground floor you will find the large formal lounge room with panel heating, separate formal dining room and spacious family kitchen.

\$550/wk



[See more details](#)

22/8 Wynyard Street, South Hobart

"Tanners Row" has quickly established itself as a highly desirable address, largely due to the high building quality, proximity to local conveniences and a wonderful living functionality from the residence itself.

\$850/wk

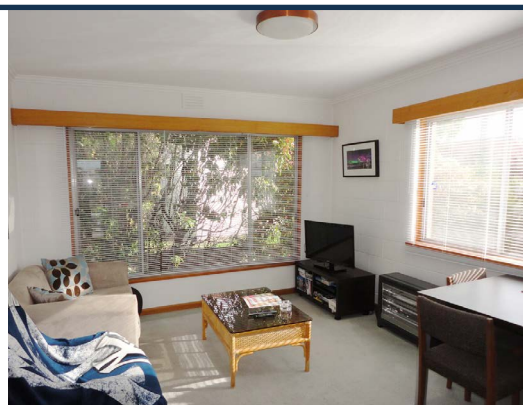


[See more details](#)

10/91 Hill Street, West Hobart

Located within walking distance to the city, North Hobart, Hill St Store and all amenities is this sunny and spacious one bedroom corner unit with city views. The unit comprises of one double bedroom with built in wardrobe, open plan spacious kitchen/living area with plenty of cupboard space.

\$360/wk

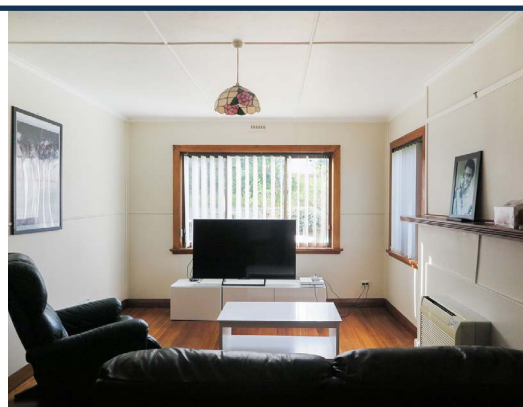


[See more details](#)

9 Edinburgh Crescent, Goodwood

Located just a 10 minute drive to the CBD and within walking distance to the Bunnings Shopping Complex, transport, schools, parks and again a short drive into Glenorchy. The home comprises of three good sized bedrooms, open plan living area with polished floor boards, updated eat in kitchen, leading through to the living room with heat pump and sliding doors.

\$450/wk



[See more details](#)

For Rent

2/201 Brighton Road, Brighton

This neat two bedroom villa unit is in the heart of Brighton and is close to shops and transport. If you are after a unit all on one level in a secure complex this one is worth viewing! Some key benefits and features: open plan living/kitchen/dining, reverse cycle heat pump, dishwasher, and 2 good sized bedrooms both with mirrored robes.

\$390/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](#)

17 Loina Street, New Town

Located in a quiet no through street is this very neat and tidy, well-presented fully fenced, three bedroom family home in just the perfect location and setting. From the beautifully landscaped gardens to the cubby house for the children, this home has something to offer everyone.

\$620/wk

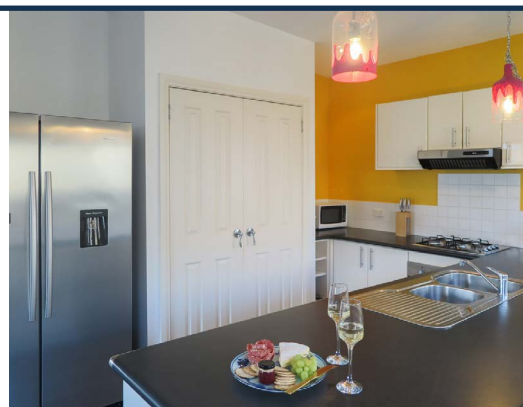


[See more details](#)

1/4 Higson Street, Midway Point

This well presented large 3-4 bedroom home has a flexible layout that will accommodate varying usage. The property is available as a fully furnished, partly furnished or unfurnished home, we are happy to consider all variants. The garage has been converted into a fourth bedroom, rumpus room or ideal home office. There is also provision for lock up storage.

\$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.

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

17/73 Clinton Road, Geilston Bay

This well presented unit comprises of two bedrooms both with built in wardrobes, spacious living room with heat pump, leading through to the open plan kitchen/dining area with plenty of bench and cupboard space and also sliding door access to the small rear deck and rear yard area. The bathroom has been updated including a separate walk in shower and bath.

\$430/wk

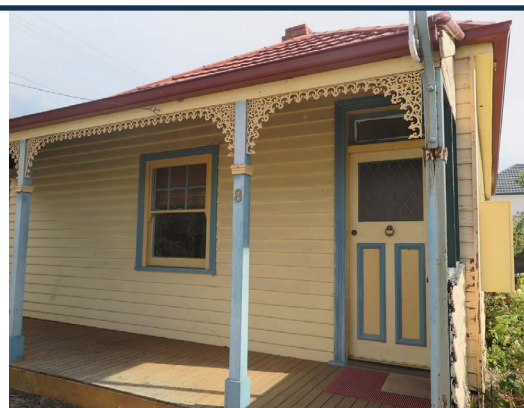


[See more details](#)

8 Rattle Street, New Town

Highly appealing cottage idyllically located in the heart of New Town with two bedrooms and plenty of living space to enjoy. The property comes fully fenced and gated, with off street parking along with a charming garden and deck area for outdoor living.

\$495/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 and separate living room with electric heating.

\$330/wk

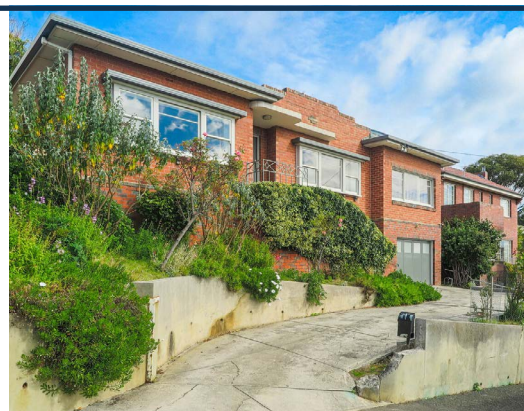


[See more details](#)

21 Dynnryne Road, Dynnryne

This well positioned and designed home, is placed to enjoy expansive views of the Derwent and harbour. Ideal for families with three bedrooms and an excellent and welcoming kitchen with meals area. Features & Benefits: Master bedroom captures the morning sunshine and contains a sizable bank of built in wardrobes.

\$650/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

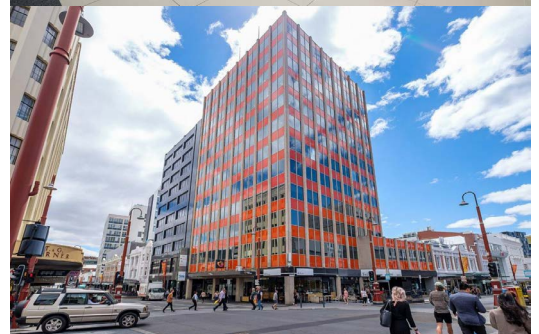
Located in the heart of the Hobart CBD near the corner of Collins and Murray Street, this retail store is not to be missed. It is perfectly positioned to take advantage of heavy passing foot traffic and surrounded by high quality national and local retail tenants, cafes, restaurants and more.

Contact Agent



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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

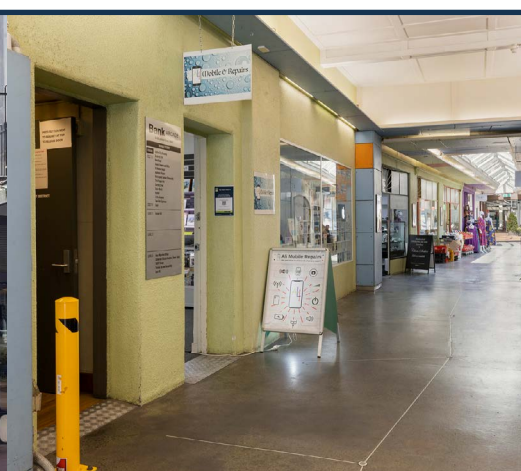
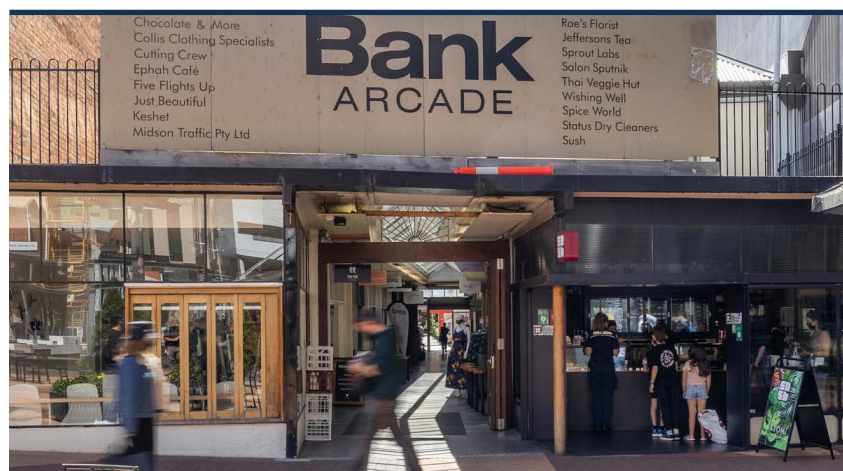


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ZONE Studio/Office



[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](#)