

HOBART TASMANIA

Property Magazine

29 April 2022

FREE

PROPERTY
OF THE WEEK

24 Jindabyne Road
Kingston Beach PAGE 4



Edwards Windsor

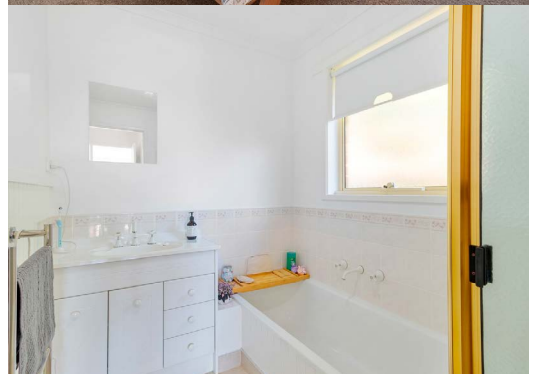
6234 5500
ewre.com.au
89 Brisbane Street, Hobart

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



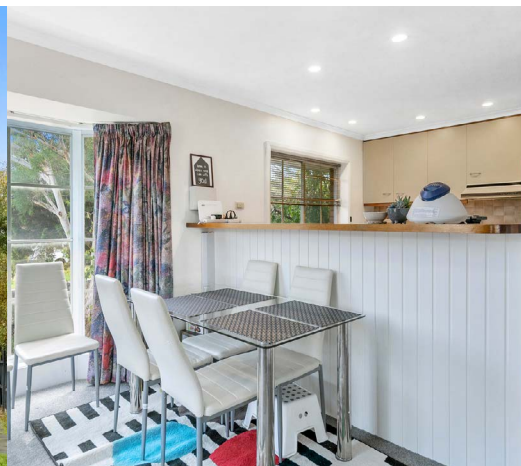
5/5-7 Luttrell Avenue, Bellerive

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.

\$299,950



[See more details](#)

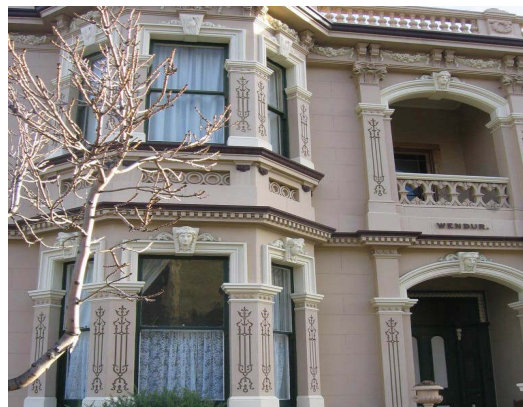


For Rent

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](#)

10 Oakleigh Avenue, Tarooma

This solid family home sits on the hill with sweeping views of the river. It comprises of a formal living and separate dining, with gas heating and heat pump. The kitchen is in its original condition but is neat and tidy and offers plenty of storage. The property has been freshly painted throughout and has new blinds.

\$520/wk

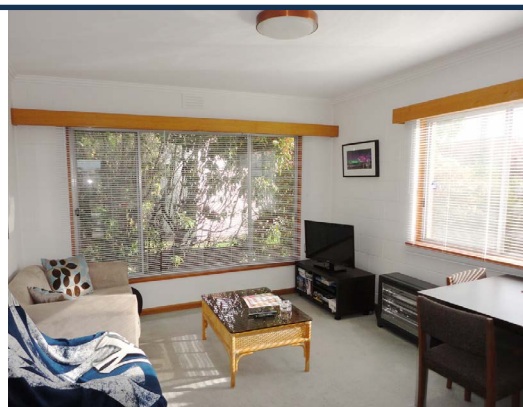


[See more details](#)

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

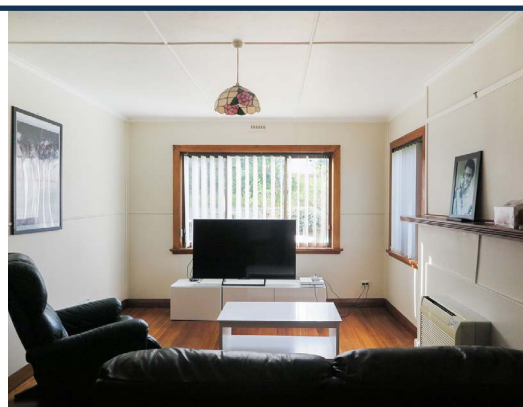


[See more details](#)

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](#)

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.

\$450/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.

Navigating the Building Inspection

If you are selling your home, it's best to get a detailed building report done prior to listing on the open market this will ensure that buyers cannot bluff you with a bogus issue mid campaign. Conversely, if there is an issue that requires attention, you can rectify it prior to going on the market.

Buyers are understandably hyper cautious prior to making a purchase. They are committing a large percentage of their wealth to one transaction. Plus they have no doubt heard one too many real estate horror stories. unconsciously, some buyers will often double the bad news and halve the good news.

It's best to get a detailed building report done prior to listing on the market. A poor building inspection can cause the buyer to reduce their offer or even crash the sale entirely.

What the exact issues are will determine whether it's commercially best to address the issues or simply disclose them to buyers. Even if you choose not to rectify the issues, at least you are aware of them. The best way to handle defects is full disclosure to the buyer. If you allow buyers to discover negatives of their own accord, caution and distrust in the buyer can build.

The best way to handle defects is full disclosure to the buyer. The law may state 'Caveat emptor, buyer beware' but decency suggests 'these are the issues you should consider...' It's a savvy approach.

Full disclosure builds trust between the seller, buyer and agent. It also avoids messy renegotiations as the buyer will ultimately discover the negatives if you attempt to hide them.

Most buyers can accept negative issues about a property and factor it into their offer accordingly. If there is the slightest suggestion that issues have been withheld or smothered, most buyers will simply (rightly) withdraw from negotiations or over play the extent of the issues. When it comes to defects, as mother used to say, 'Honesty is the best policy'.

if you keep advertising your property, people may start wondering what is wrong with it.



**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

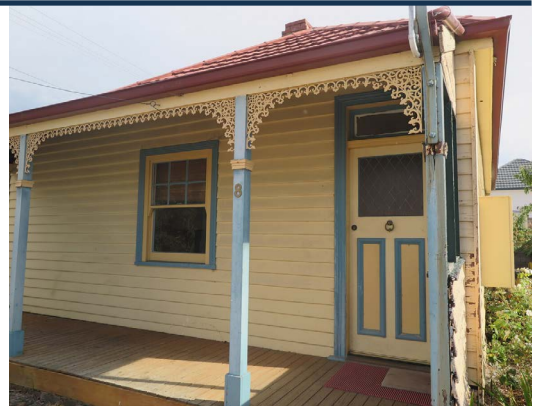


[See more details](#)

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](#)

1/360 Davey Street, South Hobart

This spacious one-bedroom unit provides plenty of natural light, and is set back from the street to allow additional privacy, making it perfect for a professional couple or single. Enter into the good-sized living area, serviced by a heat pump to keep the unit cool in summer and warm in winter.

\$370/wk



[See more details](#)

21 Dynnyrne Road, Dynnyrne

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

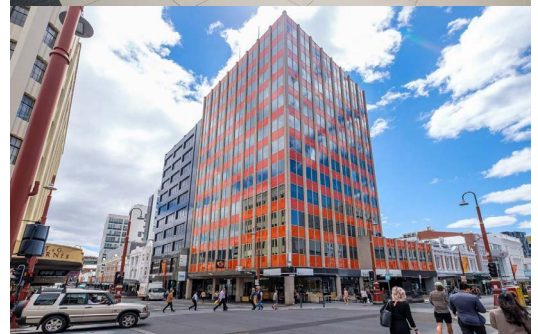
Located in the heart of the Hobart CBD near the corner of Collins and Murray Street, this retail store is not to be missed. It is perfectly positioned to take advantage of heavy passing foot traffic and surrounded by high quality national and local retail tenants, cafes, restaurants and more.

Contact Agent



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](#)

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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.

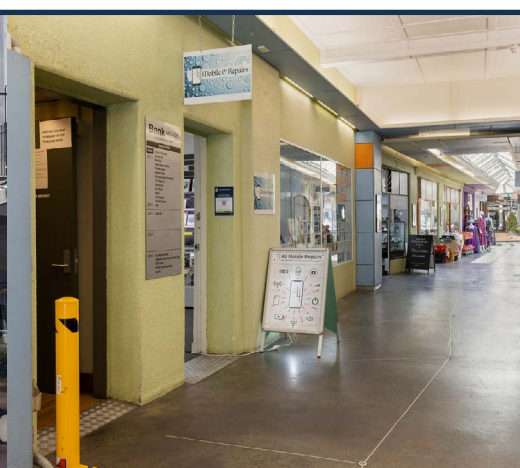
\$17,100 p.a +outgoings
+GST

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](#)