

HOBERT TASMANIA

Property Magazine

8 April 2022

FREE

PROPERTY
OF THE WEEK

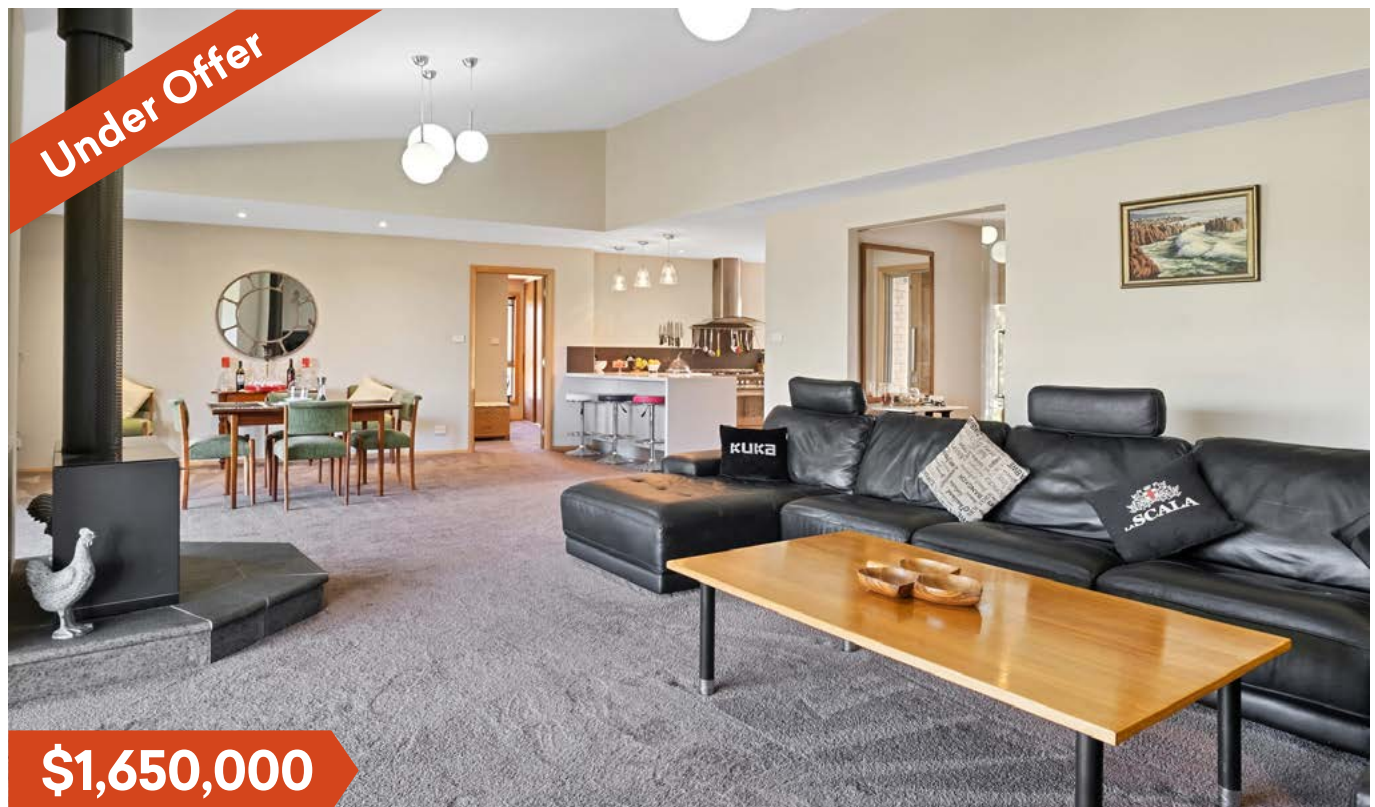
22/8 Wynyard Street
South Hobart PAGE 4



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



1/5 Sunny Avenue, Blackmans Bay

Offered for sale is an incredible opportunity for those buyers looking for a property ready to be transformed into a vision of their own. The property is well located to make use of all that Blackmans Bay has to offer; walking distance to the beach, restaurant and shops as well as local primary schools and childcare centre.

\$525,000



[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

7 Terminus Row, Hobart

This spacious apartment set over three levels is the perfect place to call home for a professional couple who want the convenience of inner city living and low maintenance property in an ideal location. As you walk through the front door you enter the open plan living and dining with balcony. The top floor consists of two spacious bedrooms with built ins.

\$535/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](#)

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. Please be advised the age requirement is for 55+. 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 and open plan living/dining/kitchen.

\$380/wk

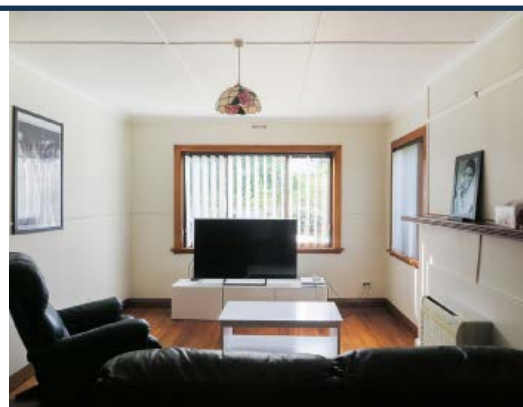


[See more details](#)

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

279B Elizabeth Street, North Hobart

Hidden away in North Hobart is this updated and spacious two bedroom apartment. Consisting of a large living area and modern kitchen. Two double bedrooms, one with built ins. A nice bathroom with inbuilt laundry area which is a great use of the space. This wonderful apartment is located above Capulus Coffee Shop in North Hobart.

\$440/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](#)

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



[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.

\$525/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 to find your perfect real estate agent!

The top 3 qualities to search for in a good real estate agent:

1. Communication Skills

An essential quality of an effective real estate agent is being aware of and responding to your communication needs. The real estate market is fast moving and can be time sensitive, so your agent needs to be able to quickly and effectively communicate changes so you can respond quickly. A successful agent will be proactive and in contact with you, on your terms and at your convenience.

2. Listening Skills

Quality agents take the time to listen and truly understand your unique requirements. If they are doing all of the talking, then they can't be properly listening to you!

The most important person in any real estate transaction is you. A professional agent will invest the majority of their time in understanding your personal and investment objectives, location and lifestyle requirements, budget and timeline.

Quality questions will deliver quality answers. Check in with the agent to see if they understand your needs or if they are just telling you what you want to hear.

3. Client Focused

The third essential quality in a quality real estate agent is their focus on you. The agent should be completely client focused – that means you should feel like the most important appointment of their day. Most of all, a quality agent is flexible and willing to adapt to your changing needs and circumstances.



**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.

\$600/wk



[See more details](#)

23 Cordelia Court, Rosetta

Featuring dual street access for added convenience, this well presented three bedroom home would suit a family or professional couple. The generous driveway areas provide plenty of off street parking for cars, a trailer and even an area that may be suitable for a boat or caravan.

\$450/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](#)

13/57 Sandy Bay Road, Battery Point

Executive living at it's finest... Within a secluded and private complex, that runs off Sandy Bay Road at the Battery Point end. With 2 bedrooms, 2 bathrooms & 2 off street car parks on the complex. This gorgeous inner city dwelling has a private courtyard for your peace and enjoyment. Wonderful setting for entertaining.

\$575/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](#)

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



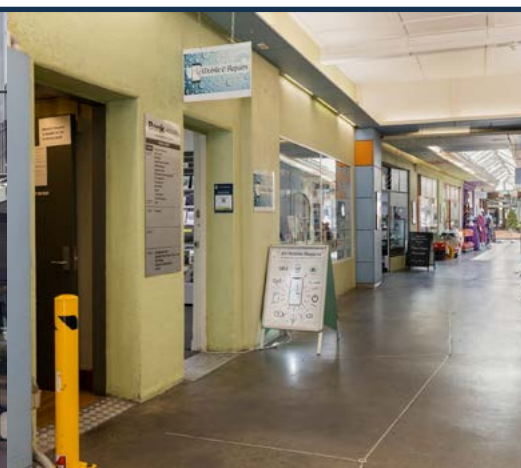
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ZONE

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



89

ZONE

Studio/Office



[See more details](#)