

HOBERT TASMANIA

Property Magazine

13 May 2022

FREE

PROPERTY
OF THE WEEK

11 Lewan Avenue
Kingston PAGE 4



Edwards Windsor

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

Property of the Week



11 Lewan Avenue Kingston

Incredible lifestyle opportunity awaits you from the moment you first step on to 11 Lewan Avenue. From the Lombardy Poplar guarding the entrance to the well established Cyprus pine hedge, complete with character lampposts, leads you up the path to the front door.

Take in the stunning bronze mirror wall lending space to the dining room and wander through to the spacious room at the rear of the house opening to flat easy to maintain backyard.

This property simply has all that you could desire in peace and tranquillity and that's before you see the stunning views of Kunanyi (Mount Wellington) and Cathedral Rock. With ample sun soaking the property for most of the day enjoy warmth and quiet with the home set back from the road.



[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



25 Nicholas Drive, Kingston Beach

Offered for sale is this warm and welcoming family home, offering fantastic views across Kingston Beach and across the River Derwent to Opossum Bay. Enjoy a short walk from your driveway to the Kingston Heights walking track, giving you access to both Kingston and Boronia Beach by foot. Built circa 1985 the home has a flowing floor plan with options galore for use of spaces.

\$990,000



[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.

\$299,950



[See more details](#)

For Rent

256 East Derwent Highway, Lindisfarne

This solid family home has recently been updated whilst retaining some of its charming original features. A unique kitchen layout which comprises of an abundance of storage and bench space, perfect for those who love to cook and entertain. A spacious living area featuring a wood heater and reverse cycle heat pump will ensure comfort year round.

\$550/wk



3



2



3



[See more details](#)

10 Oakleigh Avenue, Tarroona

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



3



1



1



[See more details](#)

1 Kayla Lane, Kingston

Starting upstairs, there are three bedrooms, the master suite having ensuite and walk in wardrobe and the other two bedrooms both having built in robes and a small deck off the second bedroom. Downstairs you will find the spacious open plan living area, a well designed kitchen with plenty of cupboard space, separate laundry and powder room.

\$480/wk



3



2



1



[See more details](#)

8 Ashley Court, Blackmans Bay

Idyllically situated in a quiet cul de sac is this terrific three bedroom property that offers plenty for today's tenant. It offers a functional kitchen with good bench space, twin sinks, pantry, dishwasher and handy breakfast bar. Open plan dining room with heat pump, river views and access to entertaining deck.

\$540/wk



3



1



1



[See more details](#)

For Rent

4/33 Moir Road, Kingston

This modern 2 bedroom unit is well presented throughout. The kitchen includes a dishwasher and fridge, there are built-in wardrobes in both bedrooms, and the convenience of a two-way bathroom. There is the added advantage of a separate laundry which includes washing machine and dryer.

\$430/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.

\$450/wk



[See more details](#)

13a Macfarlane Street, South Hobart

Wonderful new home situated in a delightfully tranquil and picturesque setting, overlooking Hobart's iconic rivulet. The home is highly functional with nice points of separation between living areas and bedrooms. With three sizable bedrooms, comfortable living spaces, fully fenced and gated yard this offering will be popular for the contemporary tenant.

\$800/wk



[See more details](#)

109 Goulburn Street, West Hobart

This 3 bedroom townhouse is located within walking distance from the city. Upstairs consists of 3 sunny bedrooms with built-ins and the main bathroom is located off the hallway. Downstairs you will find the split level living and dining areas with a new functional kitchen, plus an additional toilet.

\$560/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

55a Kerria Road, Risdon Vale

Comfortable and affordable two bedroom conjoined home, conveniently positioned to local school, shops and transport. Main bedroom contains built in wardrobes and curtains. Large open plan lounge and dining room that receives lots of natural light with adjustable blinds. Large fully fenced and gated backyard.

\$365/wk



[See more details](#)

55b Kerria Road, Risdon Vale

Newly modernized conjoined home with own private entry and convenient to local school, shops and transport. New open plan kitchen with new oven, hotplates, range hood and pantry. Master bedroom has own sliding door to deck access, new carpets and built in wardrobes. Lounge room with heat pump, carpets and access to deck.

\$365/wk



[See more details](#)

1/2 Regent Street, Sandy Bay

Surrounded by greenery, this conveniently located two bedroom villa has just been freshly painted throughout. The property features a generous sized open plan lounge and dining area, which includes both electric heating and a soon-to-be-installed heat pump for year-round comfort.

\$510/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.

\$600/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](#)