

HOBART TASMANIA

Property Magazine

20 May 2022

FREE

PROPERTY
OF THE WEEK

13a Macfarlane Street
South Hobart PAGE 4



Edwards Windsor

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

Property of the Week



\$800/wk

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 along with a generous double garage and quality fittings this offering will be popular for the contemporary tenant.

- Master bedroom with ensuite and walk in wardrobe.
- Second and third bedrooms both contain built in wardrobes and scenic outlook.
- Kitchen comprises large walk in pantry, dishwasher, quality oven and hotplates, twin sinks, wide benchtops, lots of cupboards and a handy breakfast bar.
- Double garage.



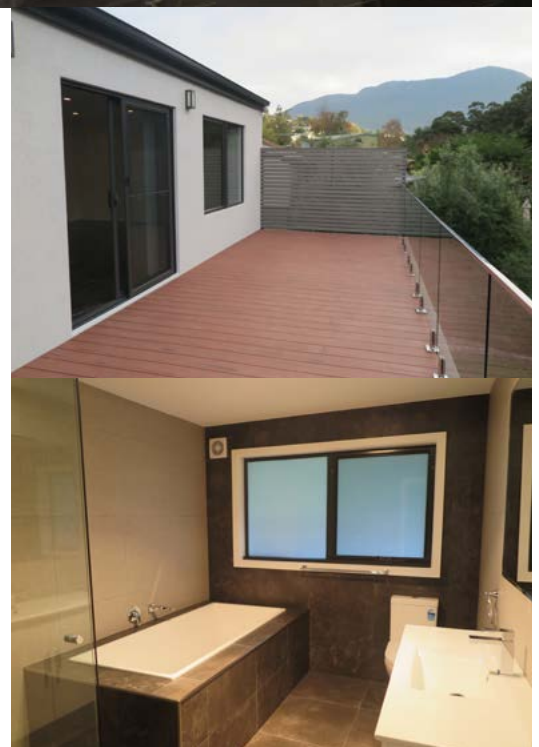
3



2



2



[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



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.

\$850,000



[See more details](#)



Lot 1/28 Blowhole Road, Eaglehawk Neck

This large internal block boasts views of Eaglehawk Bay and Pirates Bay whilst being only a short 'hop, skip and a jump' over the road to Pirates Bay Nature Recreation Area and Pirates Bay Beach. North facing aspect gives way to views of Mount MacGregor, whilst the property maintains its privacy with established tree lines and garden and established shelter for birds.

\$580,000

LAND 1735m²



[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 Hooper Crescent, Mount Stuart

The spacious 3 bedroom property is fully furnished and set over two levels with polished floor boards. It is in a quiet family area with views over the city. There is an open plan kitchen with a good sized area for dining and a large lounge area with large windows allowing the sun to come in.

\$570/wk



3



1



2



[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](#)

1/599 Sandy Bay Road, Sandy Bay

This ground floor one bedroom unit is one of two, making it a quiet and peaceful place to call home. The open plan living and dining area is particularly spacious with more than enough room to have a dining table or even a desk as well as your normal lounge furniture.

\$350/wk



1



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](#)

6/87 Cavenor Drive, Rokeby

This double storey two bedroom townhouse is clean, modern and conveniently situated to a plethora of local services, shops, school and playgrounds. The property features two double bedrooms with built in wardrobes, fully carpeted and complemented with night and day roller blinds.

\$435/wk



[See more details](#)

19 Lefroy Street, North Hobart

Centrally located in the heart of North Hobart, this remarkable turn of the century four bedroom home boasts many of its original features, whilst having recently undergone a full makeover. The home offers an amazing amount of space and a flexible floor plan.

\$700/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.

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

74 Clare Street, New Town

Situated directly across the road from Sacred Heart College and within walking distance to further schools, supermarkets, shops, cafes and transport, what more could you be looking for. Set out over one level with a flexible floor plan, this light filled home offers three double bedrooms, with the main bedroom having a walk in wardrobe and ensuite.

\$680/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.

\$495/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](#)



1 Civic Square Launceston

For Sale: 100% Leased Office Building

- Leased to State & Federal Governments
- New 15-Year Lease to Federal Govt
- Australia's #1 Performing Economy

CBRE & Edwards Windsor are pleased to offer for sale by Expressions of Interest, one of Launceston's most iconic office buildings, 'Henty House' at 1 Civic Square, Launceston.

Located in the heart of Launceston's CBD and Civic precinct, 'Henty House' offers high quality office accommodation fully leased to the Crown of Tasmania and Federal Government.

'Henty House' is offered for sale by Expressions of Interest closing Wednesday, 15th of June at 12 noon (AEST).

**Expressions of
Interest**



4768

ZONE

Offices



[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](#)

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



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



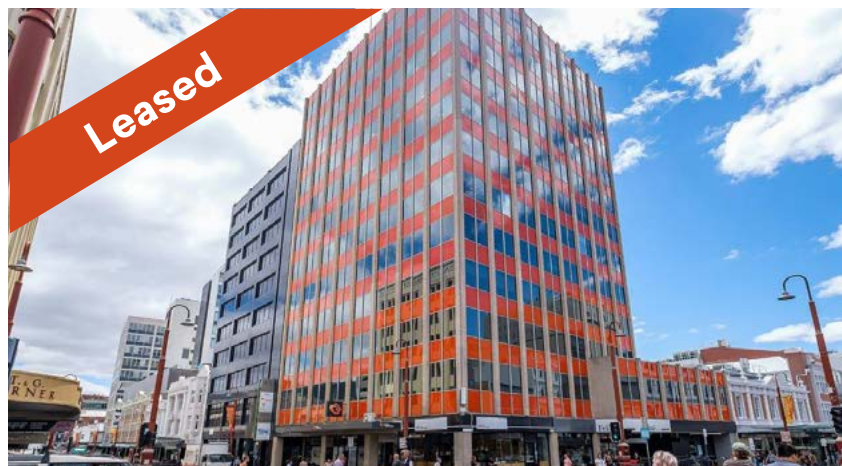
ZONE Shop & Retail



[See more details](#)

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For Lease



Part Level 11, 39 Murray Street, Hobart

39 Murray Street is an iconic office building located in the heart of the Hobart CBD. Ideally positioned on the corner of Murray and Collins Street. A tenancy of 128.70sqm on level 11 is AVAILABLE NOW for lease. The tenancy is being offered with an existing fitout - move in straight away.

Contact Agent



129

ZONE

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](#)