

HOBART TASMANIA

# Property Magazine

27 May 2022

FREE

PROPERTY  
OF THE WEEK

**1 Civic Square**  
Launceston PAGE 4



**Edwards Windsor**

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



# Property of the Week



**Expressions of  
Interest**

## 1 Civic Square Launceston

- 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.

- Commanding five level office building with NLA of 4,768sqm\*
- Annual net income of \$1,523,056 per annum\* plus GST and outgoings
- 100% leased to State and Federal Governments with WALE of 6.72 Years



**4768**

**ZONE**

**Offices**



[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



## 51 Walker Street, Sorell

The perfect family home beckons you in Sorell. Built circa 1975 this beautiful family home has been loved and cared for to the highest degree. Nestled in the heart of Sorell, opposite entry to the Sorell School and mere minutes' walk to local shops, supermarkets and amenities as well as nearby sports facilities everything you could ask for at arm's reach.

**\$550,000**



4



1



6



[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 1735m<sup>2</sup>**



[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

## 2/278 Churchill Avenue, Sandy Bay

The unit comprises of two double bedrooms both with built in wardrobes, updated kitchen with plenty of cupboard space and dishwasher, large living area with electric heating, combined bathroom/laundry area and off street parking in carport for one vehicle. Unfortunately, pets cannot be considered for this property.

**\$420/wk**



[See more details](#)

## 1/8 Lochner Street, West Hobart

The moment you step through the door to this immaculate unit, you will notice the high quality finish throughout. No detail has been overlooked to ensure you are presented with a superior property. Open concept kitchen/living floor plan. Reverse cycle air conditioner for year round comfort.

**\$480/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](#)

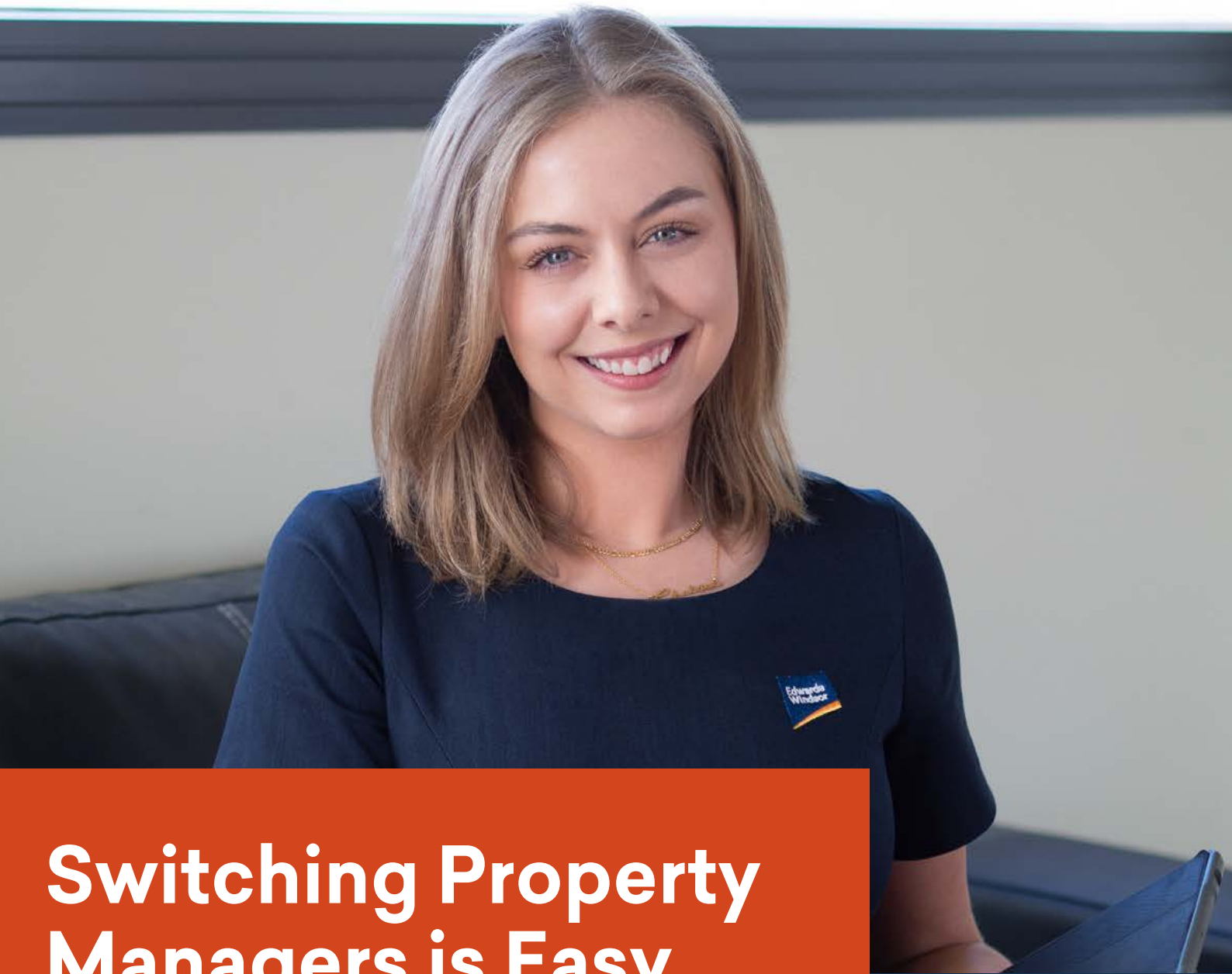
## 278 Park Street, North Hobart

This terrific three bedroom home exudes character from the polished boards to the elaborate light fittings. Cleverly placed skylights allow for plenty of natural light to flow into the generous sized rooms. The functional kitchen provides a pleasant outlook into the sheltered, fully fenced courtyard.

**\$550/wk**








[See more details](#)



# Switching Property Managers is Easy

## Edwards Windsor

A Property Management Service You Can Trust

-  Rent Guarantee (Every Month)
-  In-House Handymen
-  24 Hour On-Line Booking System For Tenants...We find the Best Prospects Fast
-  Stable, Professional, Friendly and Highly Communicative Asset Managers
-  24 - Hour portal access

**Contact us today** to discuss your property management needs.



## How much does it cost to sell a house?

When choosing an agent to sell your home don't make the mistake of only looking at the commission rate each agent charges. If you base your decision on commission alone you will be in for an unpleasant surprise.

So, how much does it really cost to sell your home? There are three costs to consider when choosing an agent.

- The agent's commission rate.
- The amount of advertising and marketing they are asking you to commit to.
- Finally, the cost of underselling. This is the biggest cost and it's a "hidden" cost. More on this and how you can avoid it later

Typical agent fees average between 2% to 4%. Some agents will offer a lower commission but charge higher marketing fees and upfront advertising costs. Many property owners are talked into committing to unnecessary and expensive advertising campaigns. These can typically range from \$5,000 to \$25,000, and are payable regardless of whether you sell or not.

To cut costs some sellers hire a discount agent. What these sellers don't realise is, in order to survive, the discount agent is more concerned with getting

the property sold regardless of the price. This often leads to selling your home at a lower price. What if the buyer was prepared to pay, say \$100,000 more, but your agent couldn't get it from because of their poor negotiation skill or because of their choice of selling method. The amount you lose could be as much as 10% or more of your selling price.

In their quest to find the best agent some sellers get derailed and start looking for the best deal. These are two different things. It's critical that you evaluate agents on their marketing and more importantly their negotiation skills. Their negotiation skill will determine whether they are skilful enough to get the buyer's highest price for your home or not. If they are not skilled they will undersell your home and you stand to lose hundreds of thousands of dollars, and guess what, you won't even know it.

Another area to be careful of is the method of sale you are encouraged to use. If your agent's preferred selling method focusses on your lowest price, or your reserve, and not on the buyer's highest price, you are again at risk of underselling your home. The method of sale and your agent's negotiation skill level will have the biggest bearing on how much more you end up with in your pocket, than any concession you may get in their commission rate.



**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](#)

## 22 Yardley Street, North Hobart

This character home is located on the outskirts of the North Hobart restaurant strip but still close enough to enjoy all that North Hobart has to offer! Large open plan kitchen/dining, polished floor boards, high ceilings, ducted heat pump, spacious living room and 3 good sized bedrooms.

**\$675/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](#)

## 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 has just had new carpet installed through the property and new blinds to be fitted. It comprises of one double bedroom with built in wardrobe, open plan spacious kitchen/living area with plenty of cupboard space.

**\$380/wk**



[See more details](#)





## Level 2, 130 Macquarie Street Hobart

### Iconic Building in the Heart of the CBD

- Available Now
- Attractive Terms

Edwards Windsor are pleased to offer for lease Level 2, 130 Macquarie Street.

Located within a beautifully maintained building, level 2 offers an existing fitout that includes a large open area, boardroom, meeting room, kitchen, amenities and much more.

Please call now for further information or to arrange an inspection.

**Contact Agent**



**151**

**ZONE Offices**

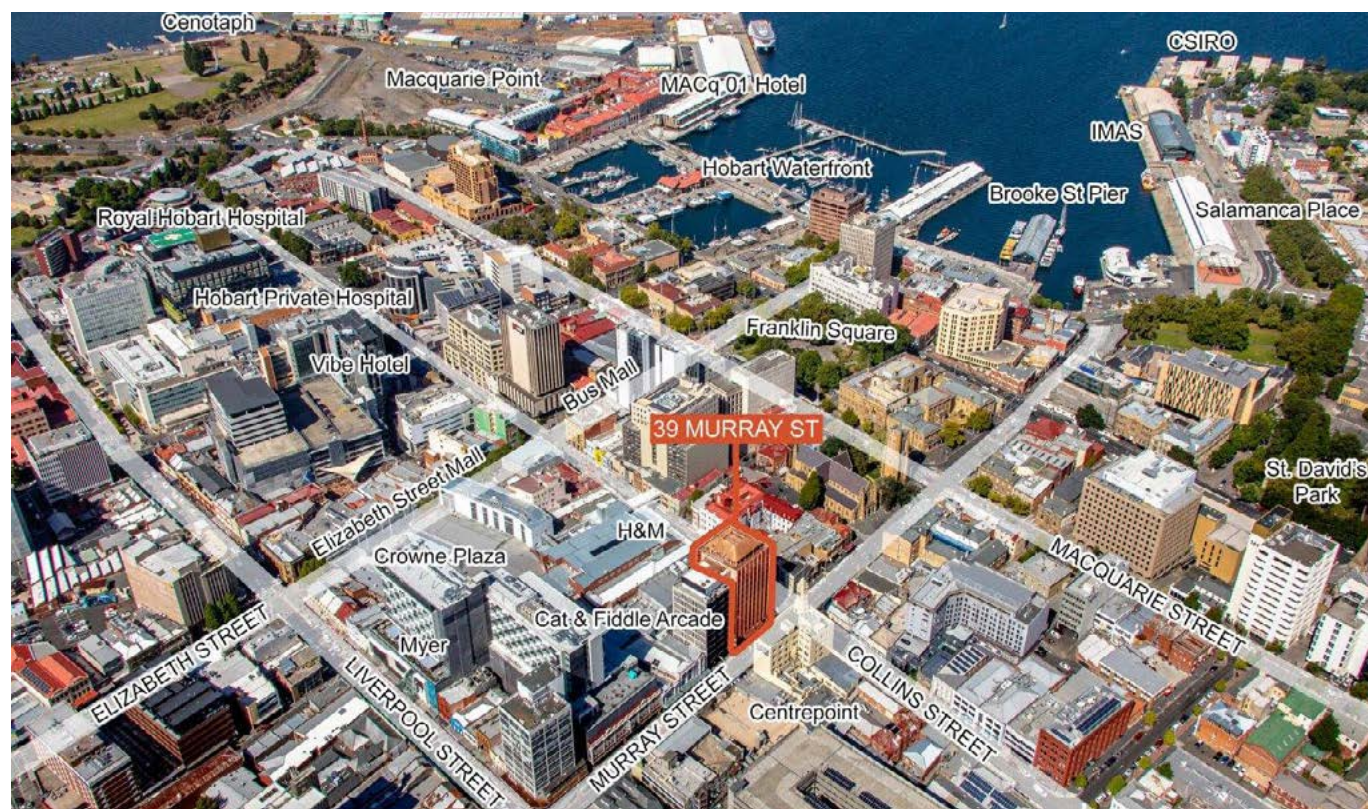


[See more details](#)

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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](#)

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# 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**



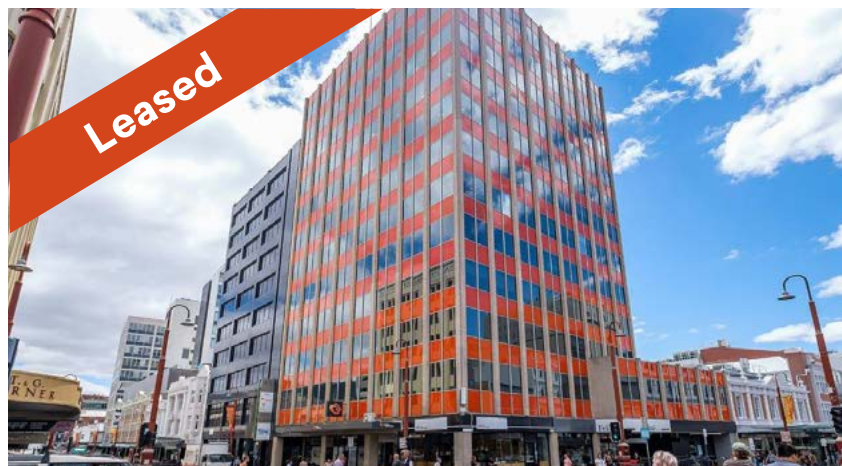
**ZONE Shop & Retail**



[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](#)