

HOBART TASMANIA

Property Magazine

10 June 2022

FREE

PROPERTY
OF THE WEEK

4/54 Quayle Street
Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



\$750/wk

4/54 Quayle Street Sandy Bay

Perfectly located, this property is just up from the local Bay shops, Salamanca and only minutes from the Hobart CBD.

The building complex is quiet and private, with a sunny corner position and security entrance. There is space for two cars in the undercover carport.

Set over two levels the lower level comprises of all three bedrooms, the main bathroom and ensuite both of which are beautifully appointed, the laundry and a rear courtyard.

The upper level incorporates the gourmet kitchen, dining and large living area, together extending across the entire open-plan floor. There are balconies at both the front and rear.

If you are after a low maintenance quality property this one is a must view.



[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 1735m²



[See more details](#)

For Rent

24 Culloden Avneue, Lutana

Lutana has always been a popular suburb with its convenience to the city, northern suburbs and eastern shore. This is a charming and welcoming home that has plenty to offer in this quiet area. Modern kitchen with gas cook top and electric oven along with a handy breakfast bar, plenty of varying size cupboards and lots of bench space.

\$550/wk



[See more details](#)

10 Duke Street, Sandy Bay

Perfectly positioned within an easy walking distance to Sandy Bay shopping precinct is this charming period home that has been given a contemporary refurbish. Featuring new timber floors in hallway, living room and master bedroom along with new painting throughout and new carpets in the other two bedrooms.

\$700/wk



[See more details](#)

1/110 Gordons Hill Road, Lindisfarne

Located just a short drive from Eastlands Shopping Centre, local shops, schools and close to transport is this as new, beautifully presented, four bedroom family home. Comprising of a spacious, open plan living/dining area with heat pump, leading on to the kitchen with plenty of cupboard and bench space, breakfast bar, ceramic cook top and dishwasher.

\$630/wk

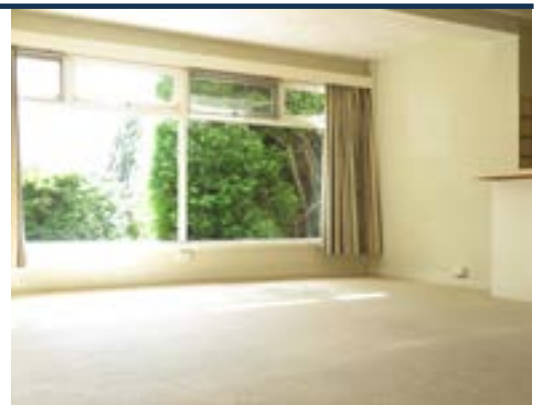


[See more details](#)

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



[See more details](#)

For Rent

322 Tinderbox Road, Tinderbox

This family home has a great mid-century vibe with open plan living, polished Tasmanian Oak flooring and glass frontage that perfectly captures the stunning views of South Arm, North Bruny Island and the Southern Ocean beyond and only 25 minutes from the CBD.

\$595/wk



[See more details](#)

1/4 Estramina Drive, Oakdowns

Complete three bedroom family home in new area with garage, easy care yard and additional secure parking. The property is conveniently located to nearby schools, shops and public transport. Modern kitchen with pantry, twin sinks, excellent island bench and includes dishwasher and fridge.

\$550/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](#)

4/8 Lochner Street, West Hobart

Upon entering this immaculate, completely renovated unit, you will notice the high quality finish throughout. No detail has been overlooked to ensure you are presented with a superior property. Perfect for a couple needing a spare room, or a home office. Offering two bedrooms and two bathrooms, open plan kitchen/living with balcony access and a reverse cycle air conditioner.

\$540/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.

Choose Choose Choose

Choose skill, not options

Some agents tell lies to win your business. Be very careful that you do not choose the agent who tells you the biggest lie about how much 'you will get' for your property. This is called 'buying the business'.

Unless the agent is prepared to buy your property, his opinion is irrelevant.

If you choose agents based on the selling price they quote you - their opinions - you may be badly disappointed, and may even wind up financial difficulty.

If you suspect that an agent is attempting to buy your business with an inflated sale price estimate, insist he give you his estimate in writing.

Insist, also, that he charges you nothing if he sells for less than the price he estimated. This will identify the agents who are enticing you with false quotes.

Choose skill, not the cheapest

Cheap agents get cheap prices. Be careful choosing an agent based purely on their fees.

If agents give their own money away what do you think they will do with your money?

It may be better to pay an extra one percent for a selling fee than to receive ten percent less on your selling price.

Good negotiators rarely give big discounts on their fees. If they get you the best market price, they are worth a fair fee.

Choose **NEGOTIATION** skill!

If you have spent much time interviewing real estate agents, you may have noticed that they talk endlessly about the advertising they do, but few talk about the one thing that is most important to you - their negotiation skill.

Poor negotiators can cost you a lot of money.

Negotiation skills are vital to ensuring you get the highest possible price.

A good negotiator can achieve up to an extra ten percent on your selling price. This can mean thousands of dollars.

If you have an attractive property you don't need a salesperson as much as you need a negotiator.

Ask your agent to PROVE his or her negotiation ability to you. Most won't be able to do so. These are the agents you should avoid.



**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

21a Grange Avenue, Tarooma

Rarely will you find a property available for rent, located on the banks of the Derwent River, with such stunning views, where you are able to sit back, relax and enjoy the peace and tranquillity. This stunning, architecturally designed, one bedroom unit also includes power and water usage .

\$550/wk



[See more details](#)

3/5-7 Edward Street, Glebe

This is the perfect property for a professional couple looking for an inner city, high quality, low maintenance lifestyle! This two bedroom, two storey town house has been superbly renovated, within easy walking distance to the city, local shops, Hospital precinct, UTAS and Queens Domain.

\$620/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](#)

3/48 Mariah Crescent, Oakdowns

Located in a quiet complex and just a short drive to the new Glebe Hill Village (that is expected to open in August), local schools and services, is this freshly painted, very well presented three bedroom townhouse. Upstairs you will find the well designed, open plan living area, functional kitchen, and the master bedroom with built in wardrobe and the spacious ensuite.

\$530/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



Level 2, 130 Macquarie Street, Hobart

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.

Contact Agent



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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](#)