

HOBART TASMANIA

Property Magazine

24 June 2022

FREE

PROPERTY
OF THE WEEK

Level 2, 130 Macquarie St
Hobart PAGE 2



Edwards Windsor

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

Property of the Week



Contact Agent

Level 2, 130 Macquarie Street Hobart

Iconic Hobart 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.



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.

For Sale



1325a Lyell Highway, Sorell Creek

Located minutes from the vibrant New Norfolk community, this 850 sqm block is in an established residential area and has a lot to offer. Enjoy an elevated gently sloping block, River Derwent views with bush outlook and good sun and a chance to build a modern new home (STCA) in this established location.

\$249,950

LAND 850m²



[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.

\$525,000

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

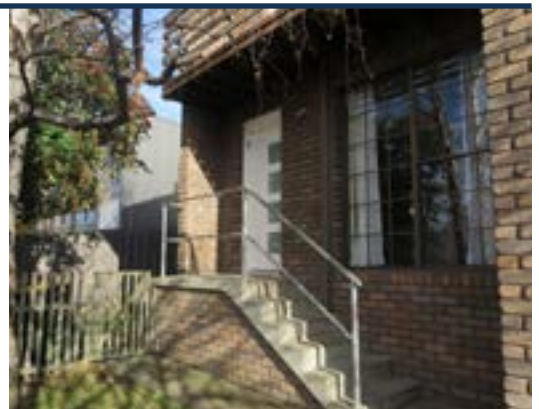


[See more details](#)

2/2 Forest Road, West Hobart

This two bedroom unit is set in a quiet leafy area, conveniently located within walking distance to the CBD. Downstairs you will find the open plan living and kitchen area, which is serviced by a heat pump. The updated kitchen includes plenty of cupboard and drawer space.

\$450/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](#)

3/1 Alt-Na-Craig Avenue, West Hobart

This well-maintained, spacious unit is within walking distance to the North Hobart Restaurant strip, Hill Street Grocer, schools, transport and a stone's throw from Calvary Hospital, Lenah Valley Campus. Comprising of two double bedrooms both with built in wardrobes, a large functional open plan dining / kitchen area and reverse cycle air-conditioning.

\$470/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](#)

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.

\$680/wk



[See more details](#)

8 Browne Street, West Hobart

Lovely two bedroom cottage located within easy walking distance to the city. The cottage comprises of two bedrooms, separate lounge with electric heating and eat-in kitchen. The bathroom features a vanity and updated shower and there is a separate laundry.

\$400/wk



[See more details](#)

3/8 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. Offering an open concept kitchen/living floor plan, Reverse cycle air conditioner & double glazed window and one bedroom with built in robe,

\$450/wk



[See more details](#)



Houses Do Sell In Winter!

Houses Do Sell In Winter!

Along with the chilly weather comes an old misconception - that Winter is the wrong time to try to sell property.

Many potential sellers put their moving plans on hold once the colder months arrive, firmly believing that they should wait until the warmer months of Spring before placing their home on the market.

Whilst it is true that more homes sell in Spring, there are still plenty of genuine buyers looking to buy during the next couple of months and with fewer properties available overall, demand for good homes can be excellent at this time of the year.

If you are genuinely considering selling, don't wait until Spring to compete with dozens more sellers who have the same idea.

Enquire within
today and take advantage of our
FREE, NO OBLIGATION
market appraisal service
to find out what your home is worth
in the current market.

Edwards Windsor

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

Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting. Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track



**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, Taroona

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](#)

26/1 Battery Square, Battery Point

This two bedroom unit has some of the most spectacular views of the Derwent River. The unit has just been renovated with new kitchen with fridge and dishwasher, new carpet, new blinds, and fresh paint throughout. The combined bathroom and laundry is modern and is of a good size with washing machine included.

\$530/wk



[See more details](#)

16 Pine Avenue, Kingston

In a cul-de-sac off the main stretch of Pine Avenue and backing onto a reserve, is this neat and tidy 3 bedroom home. With the advantage of a separate living and dining room and large fully fenced backyard, it makes for an ideal family home. There is also the added bonus of a heat pump in the main living area.

\$450/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](#)

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](#)

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



Level 1/109-113 Liverpool Street Hobart

For Lease: Refurbished Office Suite

- Quality refurbished office.
- Modern and restored finishes
- Ideally located in the heart of the CBD

A fully refurbished office space with modern amenities is being offered for lease in the heart of the Hobart CBD on level 1, 109-113 Liverpool Street.

Key features include;

- 88 square metres approx. (subject to survey).
- Suitable for office or consulting uses.
- Access is via a ground floor lobby off Mathers Lane.
- Includes modern new toilet facilities.
- Central location opposite Myer in the heart of the CBD.

Contact Agent



ZONE Office



[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/119 Sandy Bay Road, Sandy Bay

An exciting opportunity exists to secure these premises on a long term basis. Take advantage of its fantastic street exposure for your business. Including showroom, offices, storage, kitchen, amenities, kitchen and parking.

Contact Agent

m² 191

ZONE Office/Showroom



[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

m² 89

ZONE Studio/Office



[See more details](#)