

HOBART TASMANIA

# Property Magazine

3 June 2022

FREE

PROPERTY  
OF THE WEEK

**7 Dwyer Place**  
Dowsing Point PAGE 2



Edwards Windsor

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



# Property of the Week



**\$649,950**

## 7 Dwyer Place Dowsing Point

Located in the little know but much loved enclave (by those in the know) of Dowsing Point, this property has so much to offer families.

Enjoy:

- A quiet neighbourhood of about 50 houses
- Level block directly overlooking the River Derwent at rear
- Just minutes from all shops and services at Glenorchy and the CBD
- C1992 home of 4 bedrooms (all with built-ins), main bathroom and an ensuite
- Double garage and addition off street parking
- Sunny northerly aspect at rear with lounge/dining, separate kitchen and informal dining overlooking a flat, fenced, child friendly yard.



[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**



[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

## 2/13 Commercial Road, North Hobart

With a modern kitchen, off street parking, a short walk from transport, the North Hobart Restaurant Strip and the CBD close by, this unit may be what you have been looking for. The kitchen adjoins the spacious living area, with plush carpet, window furnishings and electric heating. There are two bedrooms, with carpet and the main bedroom has a large built in wardrobe.

**\$450/wk**



[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**



[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

## 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. Offering three sizable bedrooms, comfortable living spaces, fully fenced and gated yard along with a generous double garage and quality fittings.

**\$800/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.

**\$450/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**

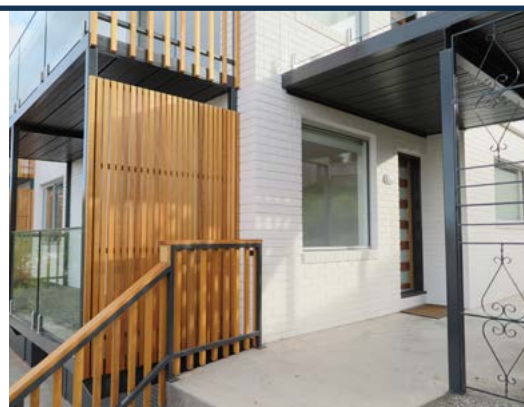


[See more details](#)

## 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.

## How much is your property worth?

Having made the decision to place your property on the market there are a number of other considerations to work through in order to achieve your ultimate goal of securing its sale. Your next task is to select a preferred real estate agent to guide you through the sales process and to secondly determine a realistic asking price. There are a number of factors that come into pricing your property, which can include:

### The condition of the property

A major consideration in determining a realistic asking price for your home is the condition it is in at the time of placing it on the market. Whether it is presented in an attractive state or in need of repair will determine where it sits in the market with respect to value. This in turn drives interest from potential buyers, which is essential to the sales process. It is worth remembering that ensuring your home is neat, tidy and well presented while you have it on the market is advantageous and can assist you achieve your desired sales price.

### The location of the property

Where your home is situated will influence the achieved sale price. Highly sought after streets and

areas often attract quality prices. A property's proximity to key amenities such as shops, schools and parkland is also a key factor in determining a property's value.

### What similar properties are selling for

Another consideration in determining your asking price is what similar properties in the area are selling for. This assessment provides a good indicator of the price range your property sits within. There is little value in over pricing a property and having it sit on the market for a long period of time. In order to attract genuine interest it is advisable to set a realistic asking price at the commencement of the sale process rather than over pricing and then dropping the price.

### Be guided by your real estate agent

Your real estate agent will use their experience and knowledge of the market to guide you on determining a realistic asking price. A good real estate agent will suggest a listing price that provides value to you the seller, but also attracts interest from buyers.



**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

## 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.

**\$750/wk**



3



2



2



[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**



3



1



0



[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**



2



1



2



[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**



1



1



1



[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**

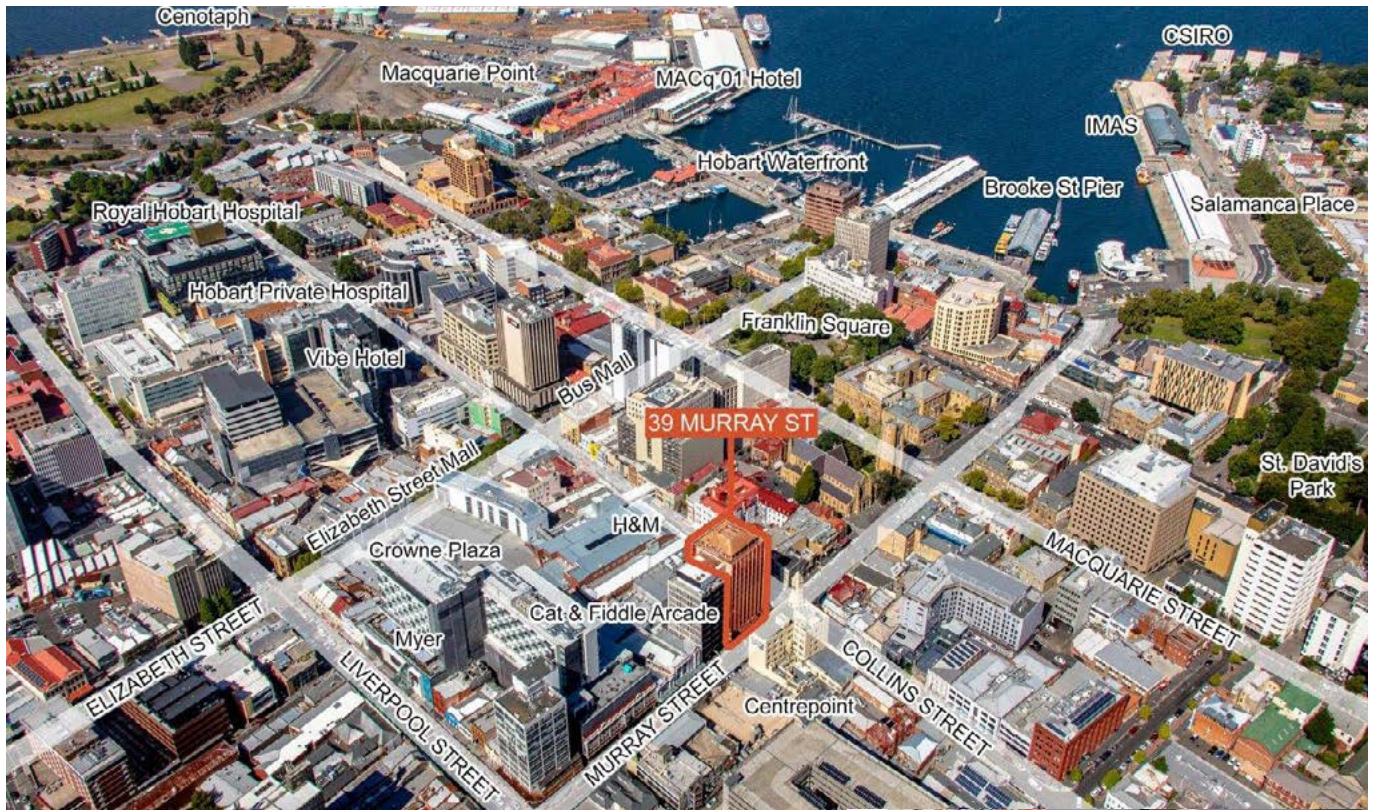


[See more details](#)

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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](#)

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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



## 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**

 **151**

**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](#)