

HOBERT TASMANIA

# Property Magazine

15 July 2022

FREE

PROPERTY  
OF THE WEEK

5/4 Jersey Street  
Sandy Bay PAGE 2



Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



**\$625,000**

## 5/4 Jersey Street Sandy Bay

### Location, Location!

Tucked away in a quiet nook, minutes from the CBD, Sandy Bay shopping precinct and Utas, this apartment offers many lifestyle choices.

Enjoy:

- Modern kitchen with quality appliances, leading to large open living area with balcony.
- Corner unit on the 2nd level of this well-maintained complex.
- Enjoy River, Yacht Club and Casino views
- Modern bathroom with combined laundry
- Main bedroom is light and airy with built-ins, and 2nd double bedroom
- Single carport, NBN, and an easy walk everywhere.



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1



1



[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 Bray Court, Rokeby

This family friendly 3 bedroom home has some extra benefits. Enjoy a large user friendly block of 616sqm in cul de sac with some water views, fully secure private yard with entertaining area, double carport and level back and front yards, 3 double bedrooms (2 with built-ins), open plan lounge with second living/dining area and a kitchen with breakfast bar and outlook.

**\$425,000**



[See more details](#)



## 7 Hadley Court, Lenah Valley

Offered for sale is this sizable block in the lovely suburb of Lenah Valley. With sweeping views of the hillside and trees, this property is perfectly located for peaceful living whilst remaining a stones throw from the bustling CBD. Purchase for yourself with aim of building down the track or take advantage of the existing permit for two great sized 3 bedroom 2 bathroom Villas.

**\$400,000**

**LAND 1612m<sup>2</sup>**



[See more details](#)



# For Rent

## 12/338 Park Street, New Town

This two bedroom villa unit is located in a quiet complex, and is a conveniently short drive to New Town Plaza, North Hobart and the CBD. It features an updated kitchen with stunning bench top, plenty of drawers and cupboards, oven and dishwasher. The combined bathroom and laundry has also been updated.

**\$495/wk**



[See more details](#)

## 3 Cash Court, Austins Ferry

Having just had new carpet installed throughout, this home offers a spacious open plan living area with heat pump and access to the entertaining deck and easy care, fully fenced rear yard, functional kitchen with plenty of cupboard and bench space and dishwasher, three double bedrooms, two with built in robes and the main with walk in wardrobe.

**\$520/wk**



[See more details](#)

## 51 Rantons Road, Dodges Ferry

Perfectly situated directly across from a delightful beach, with pristine water views you will discover this absolute gem of a home. Property has undergone a total transformation which includes new kitchen and bathroom, along with being repainted throughout, plus new flooring and blinds.

**\$475/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.

**\$525/wk**



[See more details](#)

## 11/27 Cross Street, New Town

The north facing aspect makes this a cosy and comfortable two bedroom unit in the heart of New Town. With improvements and renovations completed, new tenants will be the recipients of newly laid floors, fresh internal painting and new kitchen along with new window furnishings.

**\$425/wk**



[See more details](#)

## 207 Tollard Drive, Rokeby

You will feel an immediate sense of privacy when entering the property, surrounded by a landscaped native front yard maintained by a gardener. As you enter through the front door you will instantly notice the quality features and immaculate presentation of the home.

**\$500/wk**



[See more details](#)

## 61 Barrack Street, Hobart

Delightful inner city fully furnished Victorian period cottage, within an easy stroll to city. The property has been refurbished with a modern touch whilst retaining its historical footprint. Master bedroom contains a walk in wardrobe and its own sitting room with built in shelving and sweeping cityscape views.

**\$550/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.

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89 Brisbane Street, Hobart

## Selecting a Property Manager

When it comes to investing in real estate, the greatest fear after buying the wrong property is selecting the wrong agent to manage the property. Many investors have found that it is better and safer to actually selfmanage their property. However, this is not always a practical solution for investors and therefore finding the right agent is imperative.

The success of an investment property is largely dependent on the property manager. The market conditions may rise whilst you own the property, but if the tenants are constantly in arrears and flee with rent owing whilst the condition of the property deteriorates due to neglect, the success of the investment will be diminished.

A pleasant gain is turned into a painful lesson.

### Find a Property Manager you trust

If you don't trust the property manager, don't hire them. A major ingredient in any relationship, business or personal, is trust.

Before you choose your property anager, ask many questions, check written and online reviews, ask for a guarantee, test their skills and ask yourself a BIG question: Do I feel comfortable with this person handling the management of (possibly) my greatest financial asset?

If your answer is "no", do not hire that property manager.

Once you decide on a property manager, give them your trust and confidence. Do not interfere.

Allow the property manager to make decisions and get on with the job of finding the right tenant for your property.

If the property manager later loses your trust, provided that you insisted on a guarantee, you can always dismiss them and find one you can trust.

The best property managers are worthy of your trust. They won't let you down.

### Happy Clients, Communication, Arrears and Condition Reports

The best property managers can be identified by their track record. Indeed, a property manager should be selected by their track record and less so by promises and inducements.

To get a gauge of the property managers track record, ask to speak to past and/or current landlords. Most landlords are happy to offer feedback on a firm's service.

When you get to speak with landlords of the shortlisted firm, focus on three aspects of the service. communication, arrears and condition reports.

### A Good Property Manager

When it comes to investment properties, "a stitch in time saves nine". A good property manager will be on the front with maintenance issues.

If tenants know that both the landlord and the agent are vigilant about maintaining the condition of the property, they are more likely to treat it well too. A property manager's vigilance in this area is only worthwhile to the degree that the landlord supports them.

A landlord that constantly resists minor maintenance has to accept the consequence if their renovated investment property becomes a neglected shack.

Landlords are well advised to remember that the rent will only keep pace with market growth if the condition of the property is maintained.

The best Property Managers are well informed on legislative changes. The law is constantly changing, particularly during COVID. The best property managers ensure that they communicate these changes quickly and clearly explain how they may practically impact on a respective landlord.

In your search for the right property manager, look behind the glossy brochures and aim to select the person that will manage the property right.

# 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 Stratton Avenue, Lenah Valley

This delightful fully renovated family home has plenty to offer the contemporary tenant. Furniture items can be either removed or remain dependent upon requirements. The home is positioned high to receive maximum sunshine and take advantage of the expansive views. Appropriate pets may be considered.

**\$650/wk**



[See more details](#)

## 2B Berea Street, Hobart

This unique, modern property within easy walking distance to the CBD. Downstairs is the open plan kitchen and living area with separate powder room with toilet and lovely natural light. The kitchen has quality appliances including a dishwasher, microwave and plenty of bench space.

**\$520/wk**

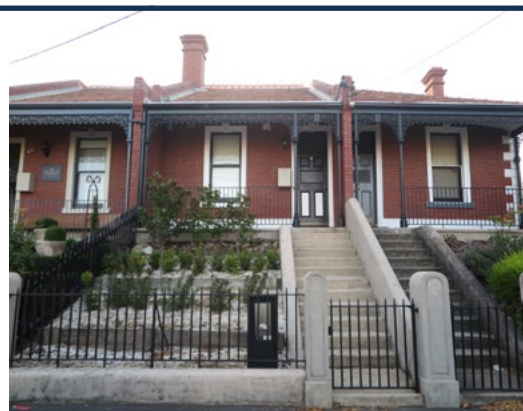


[See more details](#)

## 61 Patrick Street, Hobart

Conveniently positioned and within easy walking distance to the city centre, is this charming and tastefully renovated 2-3 bedroom townhouse available for a 12 month lease. Well suited to the professional couple. Upon entry is a sizeable long hallway with beautiful high feature ceilings and slick polished Tas Oak floorboards.

**\$695/wk**



[See more details](#)



# 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 and parking

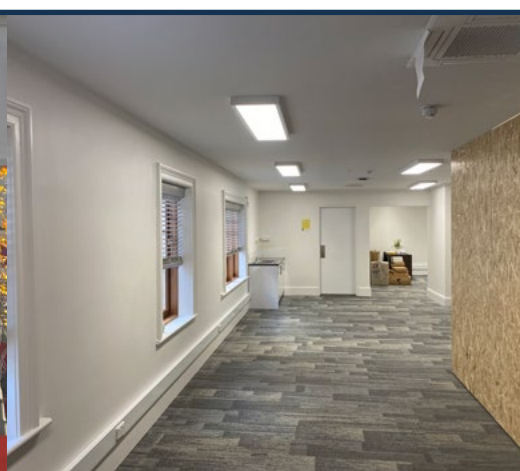
### Contact Agent

 **191**

**ZONE** Office/Showroom



[See more details](#)



## Level 1/109-113 Liverpool Street, Hobart

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 new ceilings and LED lighting throughout and access is via a ground floor lobby off Mathers Lane.

### Contact Agent

 **88**

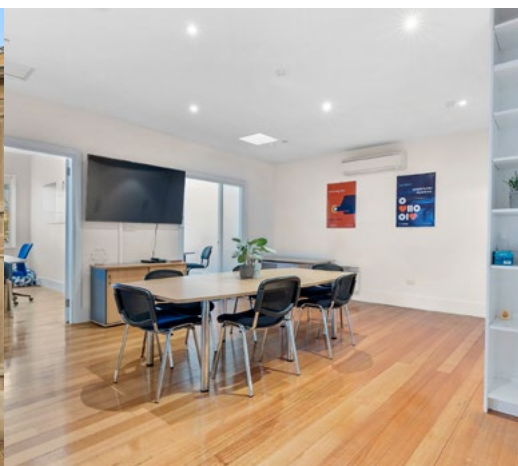
**ZONE** Office



[See more details](#)



# 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.

**Contact Agent**

 **89**

**ZONE Studio/Office**



[See more details](#)



# For Lease



## Ground Floor, 138 Collins Street, Hobart

Shop 1, 138 Collins Street is ideally situated on the ground floor of the Imperial Arcade, opposite the Cat & Fiddle Arcade. Offering an open plan space with a flexible layout, ideal for a variety of retail applications. Available now for immediate occupation.

**Contact Agent**



**113**

**ZONE**

**Shop/Retail**



[See more details](#)



## 449 Main Road, Glenorchy

Located at 449 Main Road, nearby Northgate Shopping Centre, this location is exposed to substantial vehicle and foot traffic. It benefits from excellent street visibility and full length glass frontages. It's spacious and flexible layout is ideal for a small business operator, especially a café or food retailer.

**Contact Agent**



**150**

**ZONE**

**Shop/Retail**



[See more details](#)



# For Lease



## Ground Floor, 39 Murray Street, Hobart

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 sqm on ground floor, and 98.60sqm on mezzanine this is an opportunity not to be missed.

**Contact Agent**



**500**

**ZONE**

**Shop & Retail**



[See more details](#)



## Ground Floor, 159 Liverpool Street, Hobart

Located in the heart of the CBD, 159 Liverpool Street offers a fantastic retail opportunity with high foot traffic. This ideally situated tenancy offers an impressive glass frontage in a high exposure location. This site comprises of an open plan retail space along with amenities and storage.

**Contact Agent**



**100**

**ZONE**

**Shop/Retail/Showroom**



[See more details](#)