

HOBART TASMANIA

Property Magazine

8 July 2022

FREE

PROPERTY
OF THE WEEK

10 Duke Street
Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



\$700/wk

10 Duke Street Sandy Bay

Grand ol' Duke

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.

- Welcoming entry and hallway.
- All three bedrooms offer built in wardrobes considerable space and original features.
- Kitchen has a handy country style breakfast bar, lots of cupboards and bench space along with pleasant courtyard outlook.



[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



2/469 Nelson Road, Mount Nelson

Brilliantly located in a bush setting and on a bus stop, across the road from Mt Nelson Store and minutes to Hobart College, this unit has lots of appeal. Offering a lounge with northerly aspect and all day sun, a neat eat-in kitchen, a combined bathroom/laundry with shower and toilet and access to communal storage area below

\$299,950



[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 Avenue, 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

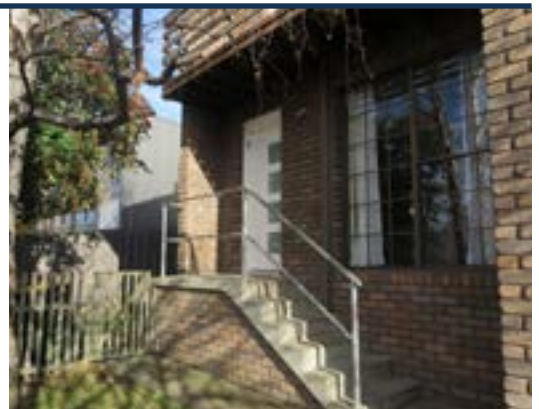


[See more details](#)

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](#)

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](#)

22 Keith White Crescent, Mount Stuart

This beautiful home is ready and waiting for its next occupants! Plenty of room for a family or professional couple, and conveniently located close to parks, schools and only a short drive to the CBD or North Hobart shopping and restaurant precinct.

\$600/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.

Edwards Windsor

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

Employing a Selling Agent

When employing an agent to market and sell your home, ensure you are clear about what you expect in an agent. Prior to meeting any agent, take 15 minutes to write down several points on what is important to you in a real estate agent.

Real estate agents often spruik their clearance rates or their profile in the marketplace. These can only be considered secondary benefits for a home seller, at best.

The digital footprint can haunt the sale well into the future. The true determinant of a good agent is their ability to deliver a premium price in a risk-free and stress-free manner. You will only sell your property once. Therefore, it is crucial that you get the right price when you go to the market. When agents want your business, they will often take you down different paths selling secondary benefits and products. You are likely to be pitched items such as premium internet advertising, off-market trades, illuminated signboards and bigger brochures. Relate any offering and suggestion back to your primary goal – a sale at the highest price in a risk-free and stress-free manner.

Agents that constantly focus on getting the property 'sold' as opposed to achieving you the 'best possible price' are signalling their intent. The best sales people are not high pressure 'closers' they are calm, professional and supportive in providing you with the right information. They are assertive but they are not aggressive. Before employing any agent to sell your property, meet with them several times to gain a sense of their style.

Your selected agent is going to be your guide throughout the campaign. Therefore, it is crucial that there is mutual respect and trust.

An agent that can attain a sale in a booming market is a commodity. An agent that can deliver a premium sale price in a risk-free and stress-free manner is a prized asset during a campaign.



**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](#)

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](#)

1/59 Ripley Road, West Moonah

Sitting high and proud this comfortable and welcoming home greets the sun early each morning, retains it for the remainder of the day and offers expansive river views whilst enjoying it. Property offers a flexible floorplan courtesy of an extra room that could be utilised as either a bedroom, home office or extra living space.

\$525/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



Ground Floor/119 Sandy Bay Rd Sandy Bay

For Lease: Showroom/Office/Retail Space

An exciting opportunity exists to secure these premises on a long term basis. Take advantage of its fantastic street exposure for your business.

- Showroom
- Offices
- Storage
- Kitchen
- Amenities
- Parking

Call (03) 6234 5500 for further information or to arrange an inspection.

Contact Agent

 **191**

ZONE Office/Showroom



[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

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](#)



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](#)