

HOBERT TASMANIA

# Property Magazine

12 August 2022

FREE

PROPERTY  
OF THE WEEK

**1/520a Nelson Road**  
Mount Nelson PAGE 2



Edwards Windsor

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



# Property of the Week



## 1/520a Nelson Road Mount Nelson

### Great Opportunity!

This unit is ideal as an investment or live in, this freestanding unit (1 of 2) has wide appeal.

Enjoy:

- Great location on bus route, close to shops and Hobart College.
- Two bedrooms, both with built-ins.
- Sunny, private living with access to side deck.
- Functional kitchen overlooking level rear yard.
- Bathroom with shower over bath.
- Single carport.
- Heated with electric heater and heat pump.

A great package!



[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



## 9 Carnation Terrace, Kingston

Family friendly home, just move in and enjoy! Brilliantly located in an elevated, quiet location backing on to Boronia Hill Park but minutes from all services at Kingston. Modern 4 bedroom home over two levels on a spacious 1266sqm block. Sunny large open plan living area with great views. Modern kitchen with large island bench/breakfast bar and quality appliances.

**\$950,000**



4



2



4



[See more details](#)



## 40 Berriedale Road, Berriedale

Offered for sale is this attractive 3 bedroom house; very conveniently positioned, with a regular bus route nearby, as well as nearby access to the Intercity Cycleway, schools, shops and MONA. An approximate 15-20minute commute to the city or simple 5 minute drive into Glenorchy this home offers a perfect opportunity to establish a foothold in the Hobart market.

**\$540,000**



3



1



3



[See more details](#)



# For Rent

## 30/1B Bournville Crescent, Claremont

Perfectly situated, north facing, newly built and comfortable two bedroom townhouse. The home set in a quiet area offers the benefit of both bedrooms containing an ensuite bathroom along with a handy guest powder room upstairs. It additionally offers a 7 star energy rating with the added benefit of double glazed windows.

**\$550/wk**



[See more details](#)

## 22 Delta Avenue, Tarooma

Situated in a quiet and scenic part of popular Tarooma you will find this very comfortable three bedroom home that comes with a delightful garden that will be taken care of by a gardener! Freshly polished floorboards are a feature, along with the newly installed heat pump for the current chilly months.

**\$570/wk**



[See more details](#)

## 51 Oldham Road, New Town

This three bedroom weather board cottage is in a fantastic location, set back off the street. The lounge room has quality polished floorboards, and a bay window that lets in plenty of light and has views of the mountain. There is a large eat in kitchen with plenty of cupboards for storage and room for a table.

**\$525/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.

**\$460/wk**



[See more details](#)

# For Rent

## 3/11 Doyle Avenue, Lenah Valley

Situated in a quiet block, adjacent to a reserve and close to the Hospital and transport. This delightful unit comprises a kitchen, good sized lounge with feature wall and electric panel heater, large sunny bedroom with built-ins. Laundry is located in the bathroom and includes a dryer. This apartment will suit either a couple or single.

**\$350/wk**



[See more details](#)

## 1a/7 Dalkeith Court, Sandy Bay

A neat and tidy one bedroom unit in a small block of four. Set on the lower level this unit is private and has a staircase that takes you down to the front door. It has an open plan living/kitchen/dining area with an under bench oven, cooktop, refrigerator and an electric heater for the colder months.

**\$290/wk**



[See more details](#)

## 1 Gem Court, Blackmans Bay

This House Really is a Gem! A great family home situated in a quiet cul-de-sac, walking distance to Blackmans Bay Primary School. A private split level home with 3 bedrooms and 1 bathroom, separate toilet and separate laundry. Open plan kitchen, dining & lounge rooms and are all heated with a heat pump.

**\$460/wk**



[See more details](#)

## 99 Lindhill Avenue, Geilston Bay

If you are in need of plenty of room, whether it be a growing family or working from home in a peaceful area you will find that provided here. The house offers a leafy green outlook along with a number of outdoor living spaces to enjoy. Highly functional and flexible floor plan depending on your requirements. The bedrooms are all double in size with built in wardrobes.

**\$675/wk**



[See more details](#)

# Selling this spring? It starts now in *Winter*



If you're considering selling your property in Spring, **now's the time** to start planning.

Discussions around property presentation, outstanding maintenance and price are crucial to have early in the process.

The team at Edwards Windsor have always had huge success throughout Spring, and our expectations for this year aren't any different.

Using The Smart Sale, Edwards Windsor capitalises on market demand by ensuring all buyers are genuinely **competing** for your property. Many traditional methods of sale use negotiation tactics that involve buyers **comparing** their offers with others; limiting their ability to obtain the highest price, an ineffective tactic that costs sellers dearly.

We offer our **No Sale, No Charge** guarantee. This ensures you're not risking any hard earned money with upfront marketing costs.

If you would like to begin a discussion around your Spring Sale, give the team at **Edwards Windsor** a call today. We'd love to help.

**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.



# 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.

**\$500/wk**



[See more details](#)

## 12 Lefroy Street, North Hobart

Located in the heart of North Hobart and within a very short, stroll to everything North Hobart has to offer or again an easy walk to the city centre, is this very well presented two bedroom home. The home comprises of two double bedrooms, both with built in wardrobes, large open plan living/dining area with built in display/storage cupboards, leading through to the well designed kitchen.

**\$570/wk**



[See more details](#)

## 2/80 Montagu Street, New Town

Located only a short stroll from shops and services, including the nearby New Town Plaza, this 2-bedroom unit would suit those who are looking for a quiet lifestyle. Inside, the property features an open-plan living and dining area, which includes a heat pump and plush carpet to keep the home toasty and warm in the winter months.

**\$420/wk**

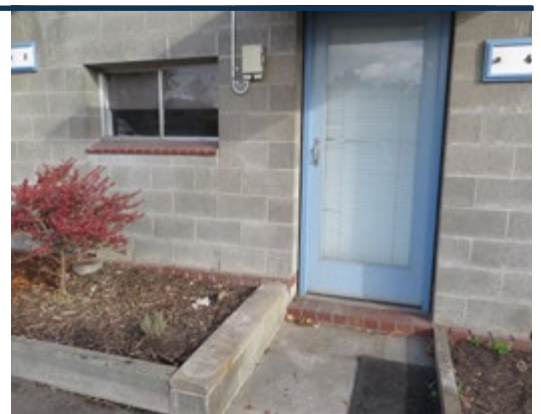


[See more details](#)

## 4/13-15 Regent Street, Sandy Bay

This one bedroom ground floor unit is located within a popular block in Sandy Bay. The unit has updated kitchen, vanity, and floor coverings. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom. The bedroom and bathroom are upstairs from the main living area and kitchen, giving the unit a spacious feel.

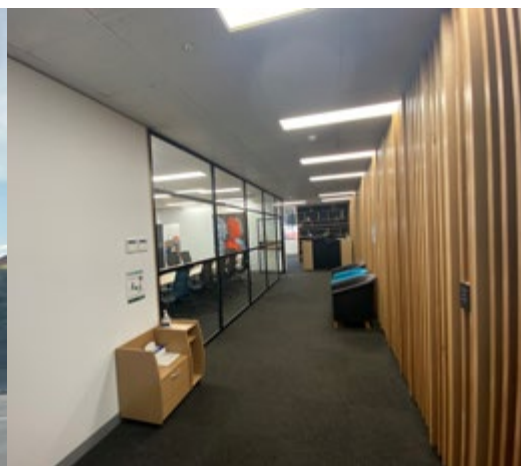
**\$340/wk**



[See more details](#)



# For Lease



## Ground Floor, 199 Macquarie Street, Hobart

This prominent building is located at 199 Macquarie Street at the fringe of the CBD. The ground floor tenancy comprises of a reception area, large boardroom, kitchenette and open plan office. It offers an excellent fitout with beautiful finishes and plenty of natural light.

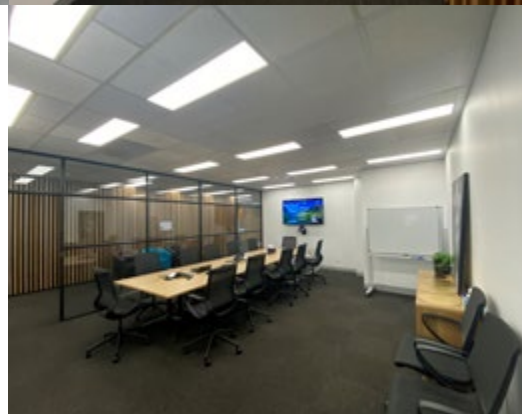
**Contact Agent**



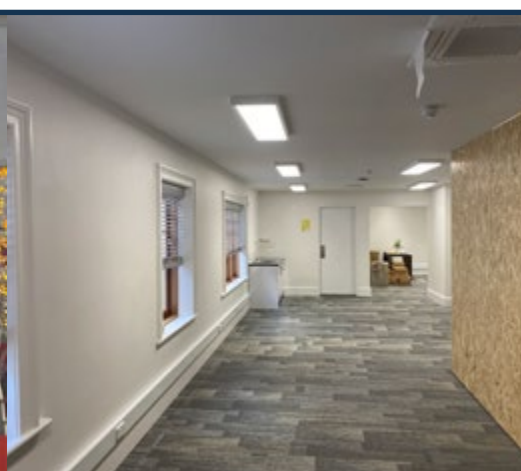
148

ZONE

Offices



[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.

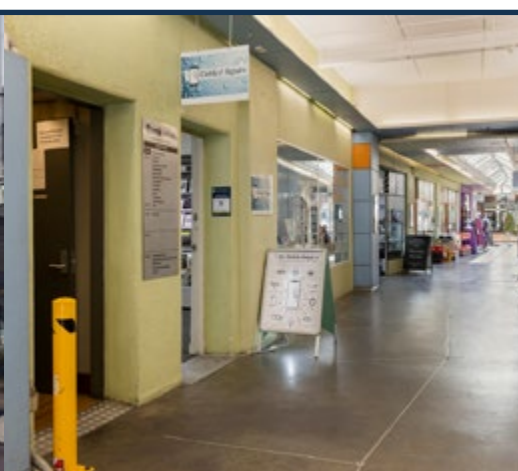
**Contact Agent**

 **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](#)