

HOBERT TASMANIA

Property Magazine

26 August 2022

FREE

PROPERTY
OF THE WEEK

40 Barry Street
Glenorchy PAGE 2



Edwards Windsor

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

Property of the Week



40 Barry Street Glenorchy

Great Location, Fantastic Home

Offered for sale is this beautifully renovated 3 bedroom home, built circa 1952. Idyllically located in central Glenorchy this property offers a truly special opportunity. Enjoy walking access to bus stops, supermarkets, shops and amenities as well as local parks, green spaces and sports facilities. New carpets throughout and a fresh colour scheme ensure that this home is ready and waiting for you to move in and enjoy it immediately.

Enjoy:

- 3 good sized bedrooms
- Modern Bathroom including shower, separate bath, vanity and toilet
- Great sized kitchen with modern appliances, ample storage and island bench



[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.

\$899,950



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4



[See more details](#)



65 Athena Drive, Risdon Vale

A perfect spot to build your first home on a comfortable lot with a gentle slope. Enjoy a sunny location in one of the Eastern Shore's fastest growing suburbs. With local shops and amenities a short stroll away or a mere 15 minute commute into Hobart CBD, 10 minute commute to Glenorchy or 5 minute commute to Eastlands Shopping Centre.

\$270,000

LAND

500m2



[See more details](#)

For Rent

1/7 Beakley Drive, Glenorchy

This contemporary, as new, townhouse is situated perfectly to maximise all day sun and glorious Derwent River views. Some features of the property include large living area with functional layout, spacious, well designed kitchen for those who love to cook and 3 huge bedrooms, all with built ins & master with walk in robe.

\$550/wk



[See more details](#)

47 Campbell Street, Hobart

Perfectly located for hospital workers, or professionals working in the city, is this fully furnished apartment in the Theatre Mews Complex. Set over two levels, it is tastefully and comfortably furnished with everything you will need to move in. The living area is open plan with a compact kitchen, four person dining table and lounge area with flat screen TV.

\$550/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](#)

1/56 New Town Road, New Town

This 2 bedroom upstairs unit has been renovated throughout while still keeping some of its original charm. Upon entering through the front door there is a small mud room, which then leads through to the rest of the property. There is carpet in the bedrooms and lounge room while the kitchen and mud room feature the original timber floorboards.

\$440/wk



[See more details](#)

For Rent

5a Lansdowne Crescent, West Hobart

Superbly situated in the heart of West Hobart and ideally positioned within walking distance to benefit from the huge range of amenities on offer. These include Hill Street Grocer, local butcher and chemist, cafes and restaurants, playgrounds and transport on your doorstep.

\$650/wk



[See more details](#)

6 Firth Road, Lenah Valley

Located in a quiet area of Lenah Valley, off Girrorabong Road within a short drive to the Hobart CBD, Moonah, New Town and Glenorchy, this 3 bedroom house is well-designed with a very liveable layout, ideally suited to a small family. Large living room with heat pump and polished floorboards.

\$550/wk



[See more details](#)

18 Lesdelle Street, Claremont

This is a very unique style of home that is rarely found in the rental market. With its northerly aspect and superior elevation it captures sunshine from dusk till dawn. The house not only offers six large bedrooms with built in wardrobes, but each includes its own ensuite with shower, toilet and vanity units.

\$900/wk



[See more details](#)

47 Free Street, Rokeby

Situated close to transport and schools, this family home may be what you have been looking for. The home comprises of three good sized bedrooms, spacious living room with wood heating, leading through to the eat in kitchen with plenty of cupboard space. There is a large double garage/shed in the fully fenced rear yard and pets will be considered.

\$395/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.

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89 Brisbane Street, Hobart

Seven Questions to Ask When Selling

Taking the time to understand and ask seven questions before you sign with any agent can go a long way to ensuring you make the right choice.

What evidence did you rely on when valuing our property?

We are all susceptible to believing what we want to hear. If an agent quotes a high price for your property, it's natural to want to believe them. However, an agent who cannot justify their price to you as the owner will have an even harder time convincing a buyer.

If the property sells below your quoted price, do we still have to pay full commission?

When you sign an agency agreement to sell, the agent must provide a written assessment of value. You, as the seller, enter into the agreement based in part on the agent's written assessment. If the agent fails to achieve their promised assessment of value, you should have an ability to penalise the agent for getting it wrong. By being firm on this point when interviewing agents, you will flush out what the agent really thinks your home is worth.

How do you have an auction with one buyer?

It is staggering how many homeowners list for auction without knowing the answer to this question. Clearly, auctions rely on competition - that is, multiple bidders.

Unique homes often require unique buyers. In soft markets, you can be fortunate to have even one buyer. What happens if only one buyer attends the auction?

What if two buyers attend the auction, where one absolutely loves the home and the other is a bargain hunter? The bargain hunter sets the price at which the emotional buyer becomes the highest bidder.

Resist signing with an agent until they offer a plausible explanation on how they handle a situation where they have only one buyer at the auction.

What strategy will you employ to get the highest price for our property?

Agents love to talk about 'clearance rates' when selling and marketing their firm. As a home seller, you want a high price, not to be part of an agent's clearance results. Focus on the agent with the best strategy for achieving the highest price, not for clearing housing stock quickly.

The time to ask tough questions about the agent's strategy is before you employ them. The agent is less able to wave you away if you grill them prior to listing. After all, you will be paying a lot of money for the agent's service, so it's best everyone is on the same page before you begin.

If you already have buyers, why do we need to pay advertising upfront to reach those same buyers?

It's the greatest paradox in the market. The agent claims to have readily available buyers, and then asks for advertising money to find buyers. Why?

Which agent will attend the inspections with buyers?

Many lead agents will list the property and then palm off the selling of the property to a junior or assistant.

Get it in writing that the agent you list with will be the agent handling inspections and negotiations. You don't want the sale of your home to be treated as a training exercise. In fairness, it's not that junior salespeople won't be involved in the process, but you need to be completely clear about the experience of the agent who will be leading negotiations in the campaign.

Can we have the names and contact numbers of previous clients?

Real estate agents sell houses to buyers and services to sellers. The house is tangible, but the service is intangible. Judging the value of any service in advance of actually receiving the service is difficult. Speak to the agent's recent clients to understand whether the promises match the delivery.

Ask the hard questions first, before you sign. Saving the tough questions until later, when the campaign is in trouble, is too late.

For Rent

4/9 Clarke Aveune, Battery Point

Amazing Water Views, off street parking and within walking distance to Salamanca, the Hobart Waterfront and CBD are desirable attributes of this well located two bedroom unit. The unit comprises of a spacious light filled living area with a heat pump. There are lovely water views and access to the front, small balcony area.

\$460/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](#)

15 Nelumie Street, Lindisfarne

If you have been looking for a little style and comfort in your accommodation needs, then you may well find it here. This conveniently positioned home is located within an easy strolling distance of Lindisfarne Shopping Village and handy to a number of local schools, parks and recreational facilities. We are happy to consider appropriate pets.

\$680/wk



[See more details](#)

15/13-15 Regent Street, Sandy Bay

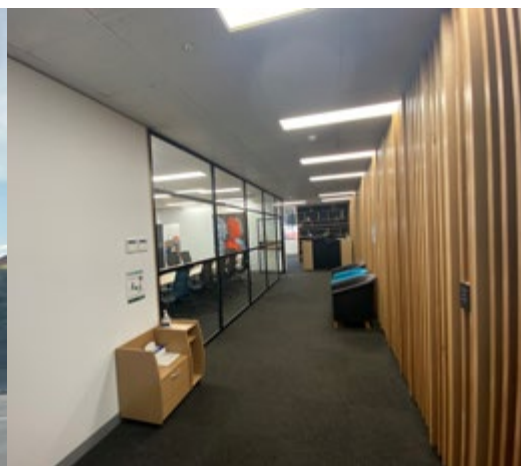
This one bedroom unit is located within a popular block in Sandy Bay. The unit has an updated kitchen and vanity, along with updated carpet and vinyl throughout. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom. The bedroom and bathroom are upstairs from the main living 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.

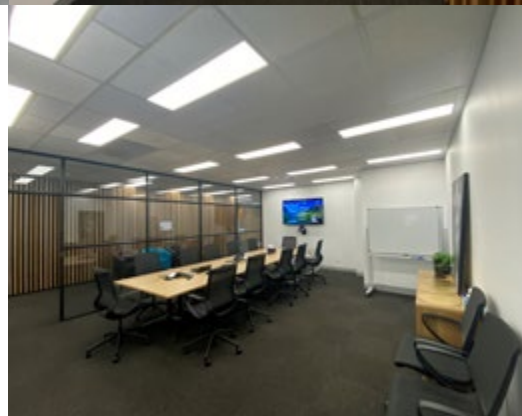
Contact Agent



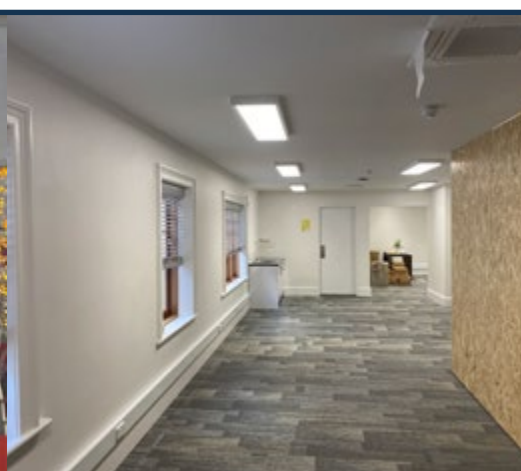
148

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



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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.

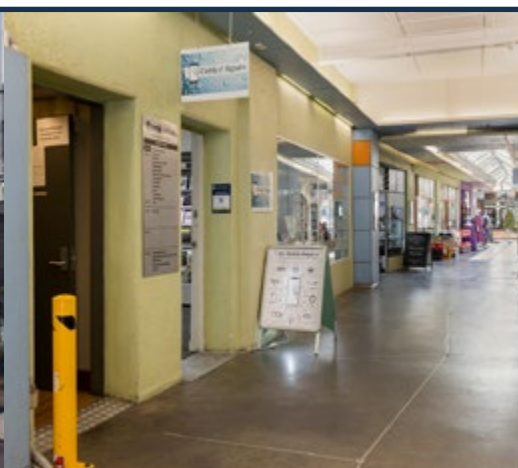
Contact Agent

 **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

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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



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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](#)