

HOBERT TASMANIA

# Property Magazine

29 July 2022

FREE

PROPERTY  
OF THE WEEK

40 Berriedale Road  
Berriedale PAGE 2



Edwards Windsor

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



# Property of the Week



**Contact Agent**

## 40 Berriedale Road Berriedale

### Ideal Family Home

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 or secure a home to raise a family in.

The property enjoys ample room for privacy and off street parking, with private backyard perfect for playing in or even a dog or two. With flowing floor plan and potential for transformation down the track enjoy a warm and inviting home with plenty of upside.



[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



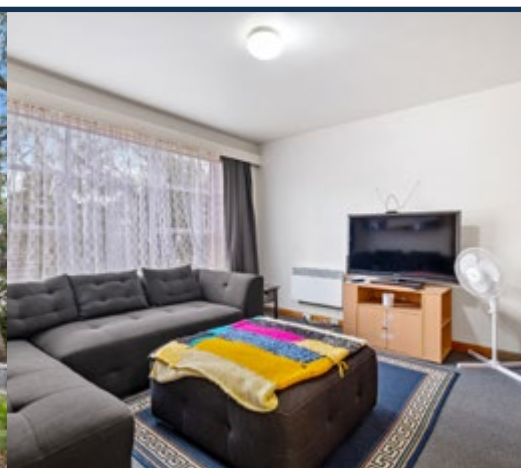
## 11 Bray Court, Rokeby

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](#)



## 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. It offers a lounge with northerly aspect and all day sun, a neat eat-in kitchen, combined bathroom/ laundry with shower and toilet and a Single OSP on Title and access to communal storage area below.

**\$299,950**



[See more details](#)



# For Rent

## 7/32 Cato Avenue, West Hobart

This neat and tidy 2-storey brick villa-unit is tucked away amongst the gum trees in a bush location. Features include a fully fenced courtyard out the back to enjoy the serenity, built-ins in both bedrooms, electric heating, sun filled open plan kitchen/living, separate bathroom and laundry spaces. Off street parking is available for one vehicle.

**\$400/wk**



[See more details](#)

## 22 Delta Avenue, Taroom

Situated in a quiet and scenic part of popular Taroom 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

## 4/1 Fisher Avenue, Sandy Bay

This neat and tidy 2-bedroom unit features a modern kitchen and bathroom, with quality fixtures and fittings. The generous open living and dining area opens out onto a balcony, the perfect spot for a morning coffee in the sun before starting your day, or just to sit and watch the world go by.

**\$475/wk**



[See more details](#)

## 2/311 Churchill Avenue, Sandy Bay

Two-storey apartment is in a great location! The living room is spacious and has glass sliding doors opening out onto the balcony that has breathtaking views both during the day and at night. The kitchen is Tasmanian oak throughout with a wall Bosch oven. Fridge and microwave are included.

**\$420/wk**



[See more details](#)

## 37 Burnett Street, North Hobart

Built around 1853, being superbly situated on the doorstep to the vibrant North Hobart Restaurant precinct and within easy walking distance to the Hobart CBD, this charming cottage will suit those looking for something comfortable and central. It has electric heating throughout and skylights keep the property light and bright during the day.

**\$500/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](#)





## Why let Edwards Windsor **look after your commercial and residential property?**

The Residential and Commercial Asset Management teams at Edwards Windsor can find the right tenants for the right property. We offer:

- our Service Guarantee;
- current market rent;
- high quality tenants;
- stress free management;
- experience in property management; and
- regular monitoring of your investment.

We offer you  
**maximum  
return with  
minimum  
stress.**

**Contact us today**  
to discuss your property management needs.

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89 Brisbane Street, Hobart



## Learn to love early buyers

High prices often come early. The only problem with buyers who make good offers early in the marketing campaign is that their offers look bad when compared with the first, and current, asking price - which is always higher than the true market price. American sales trainer, David Knox, said, **"Sellers do not come down FROM Market Price setters come down To Market Price."**

Ask your agent to tell you about the Endowment Effect, which was discovered by Harvard University professor, Dr Max Bazerman. The Endowment Effect explains why sellers often expect more than their properties are worth, but this expectation should not stop you from getting the highest price.

Your agent should give you an accurate estimate of the likely selling price of your property. Although this figure may be less than you expected, the agent's likely selling price range should be the TRUTH.

**ALL negotiation experts say that if you want to get a high price you should start high.**

We agree with this, but this creates a problem with early offers which, as was previously said, are often the highest.

**The problem with early offers is that although they are often the highest offers they look terrible when compared with a high first starting price.**

Low prices often come late, so be careful - the buyers you reject when your property is first placed for sale may be the buyers prepared to pay the best price.

The longer your property stays on the market, the number of buyers for it usually gets lower, not higher. And your price will often get lower too.

So treat early offers with respect.

# 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**

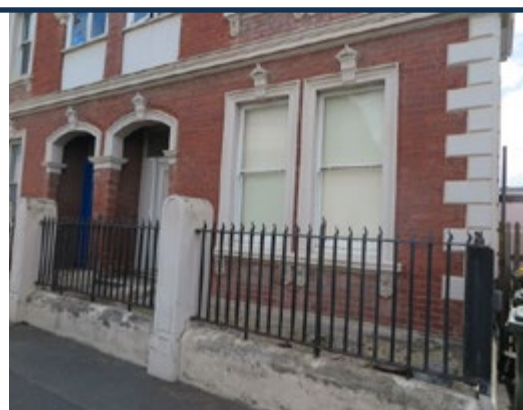


[See more details](#)

## 1/67 Patrick Street, Hobart

Spacious partly furnished two bedroom unit in fabulous location. The unit comprises of two double bedrooms with polished floorboards in both rooms including hallway and lounge/dining area. The kitchen has plenty of room to move with fridge and microwave included. The bathroom has a shower over a bath, and plenty of natural light.

**\$400/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.

**\$495/wk**



[See more details](#)

## 1/8 Tregear Street, Moonah

Brilliant free standing villa, perfectly situated within walking distance of many local amenities offered in Moonah and Derwent Park. There is a lot to discover from this wonderful home. Two Bedrooms, both with built in wardrobes and good carpet. High quality kitchen with recently upgraded oven and hot plates, breakfast bar, pantry, twin sink and plenty of extra cupboards.

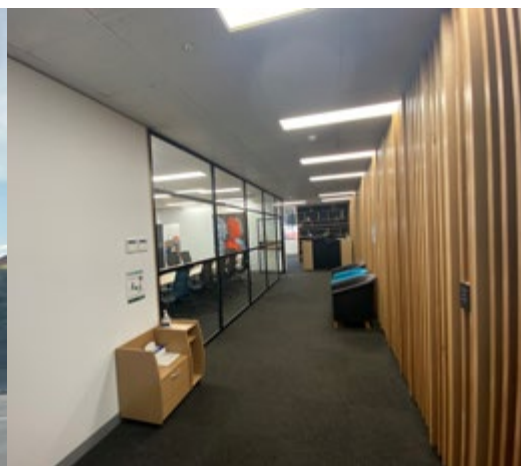
**\$440/wk**



[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.

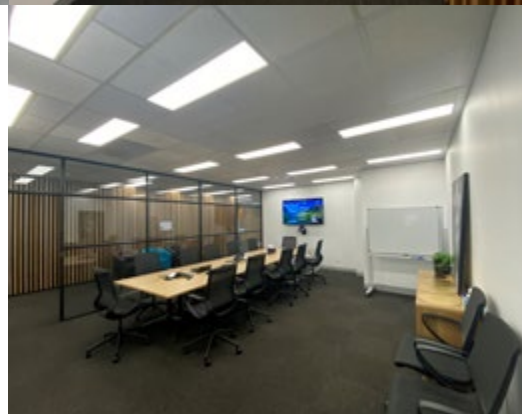
**Contact Agent**



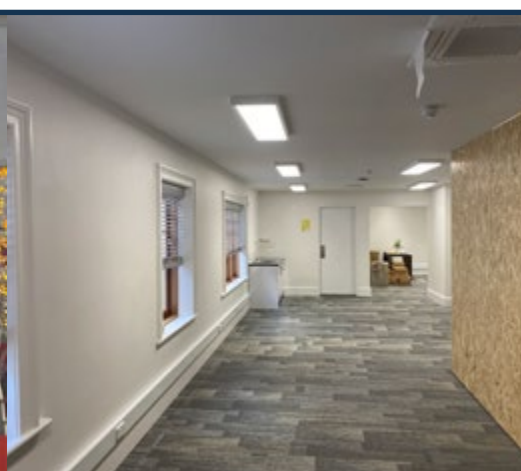
**148**

**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.

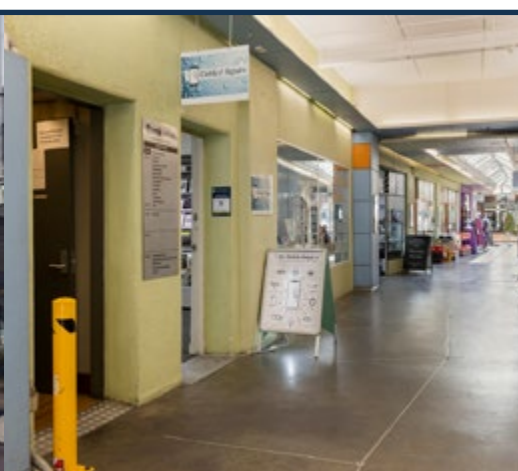
**Contact Agent**

 **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](#)