

HOBERT TASMANIA

# Property Magazine

5 August 2022

FREE

PROPERTY  
OF THE WEEK

## 9 Carnation Terrace Kingston PAGE 2



Edwards Windsor

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

# Property of the Week



## 9 Carnation Terrace Kingston

### Best of Both Worlds!

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.

Enjoy:

- 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.
- Family bathroom with separate bath and shower.
- Parents retreat with ensuite including large spa bath and separate shower.



[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



## 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.

**\$399,950**



[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**



[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

## 1/13 Stafford Court, West Moonah

This excellent two bedroom home with a view, has more to offer than meets the eye. Facing north this property is well situated to capture sun all year round, has water views, an easy care garden along with an extra car space. Upstairs features two good sized double bedrooms with built in wardrobes.

**\$450/wk**

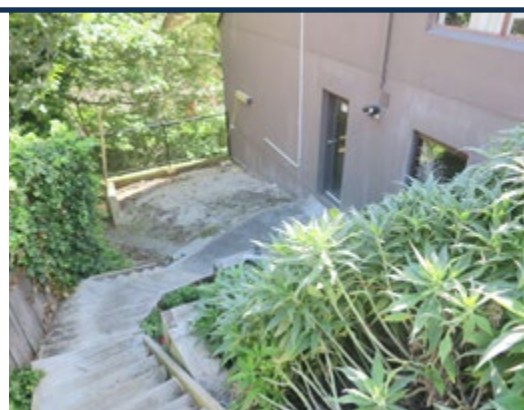


[See more details](#)

## 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](#)

## 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.

**Edwards Windsor**

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89 Brisbane Street, Hobart





## Hiring the wrong agent

Hiring the right agent to sell your property is crucial. Hiring a bad agent costs a lot more than just their selling fee. Great care should be taken when deciding which agent to trust.

In Australia, thousands of property owner dollars vanish every day through unnecessary and expensive advertising, poor pricing tactics, even poorer negotiation skills of their agent, and the wrong method of sale.

Sign a listing agreement with a bad agent and you may be stuck with them for what can seem like an eternity. Many agents promise much and deliver little. Moreover, be careful about hiring an agent based on sale price estimate and fee – this rarely works out well. Interview agents to discover if they have demonstrable systems and skills.

Ask the agent to provide written evidence of strong negotiation skills. An agent should be able to demonstrate negotiation skills with proof, not just by ‘talking a good game’.

Get real reviews from current and previous sellers of the agent. Arrange to speak to them where possible. Ensure an agent offers a dismissal guarantee.

**If you don't trust an agent, definitely don't hire them!**

Under an exclusive listing agreement, terminating the services of an agent is, to say the least, extremely difficult. In the wrong hands, an exclusive agreement is indeed a dangerous document to sign.

Avoiding a bad agreement can often simply come down to trust. If you don't trust an agent, definitely don't hire them.

If you are unhappy with the agent, allow them seven days to resolve the problem. If it remains unresolved, dismiss the agent immediately.

**Above all, great agents will charge nothing until a property is sold and settled and you are happy with the outcome.**

This article is adapted from the seller booklet, Real Estate's Greatest Dangers.

# 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**

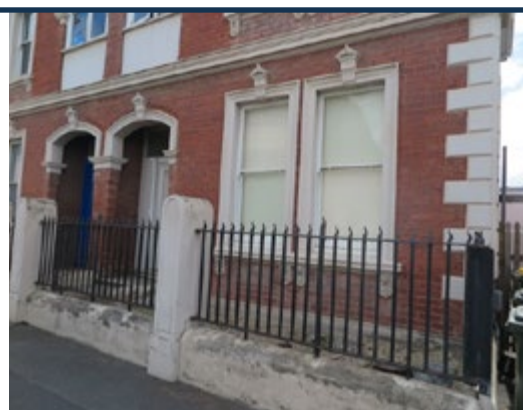


[See more details](#)

## 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](#)

## 8 Franklin Street, West Hobart

This charming 2-bedroom home in a quiet no-through street is a must see! Including features and finishes reminiscent of days past, the living room has ample built in storage. This flows through into the sunny dining space and modern galley-style kitchen, complete with dishwasher and gas-burner cooktop.

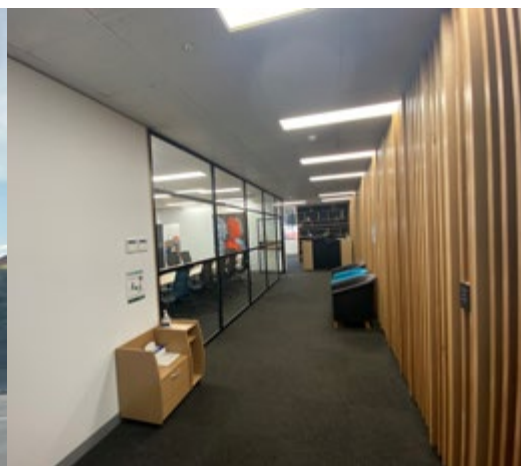
**\$500/wk**



[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.

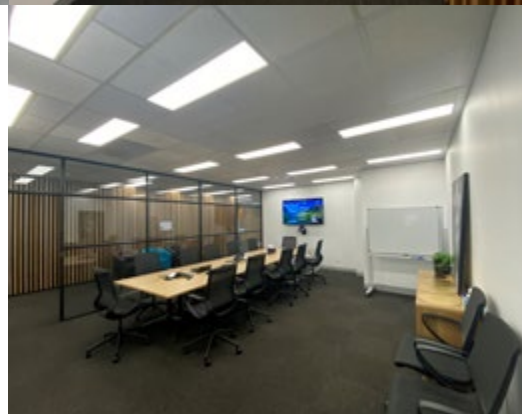
**Contact Agent**



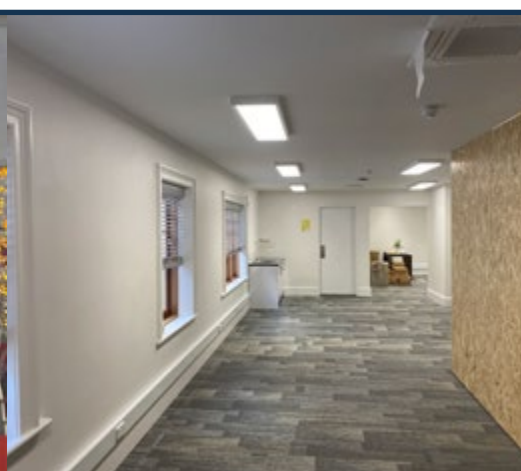
**148**

**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.

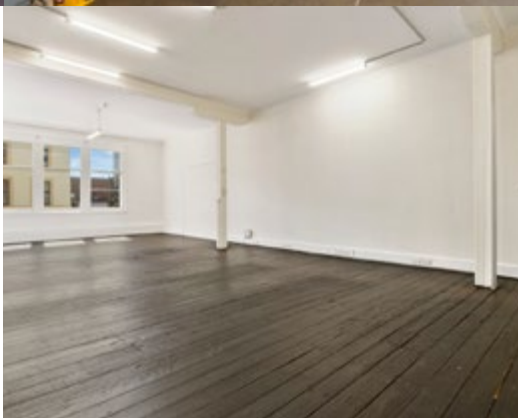
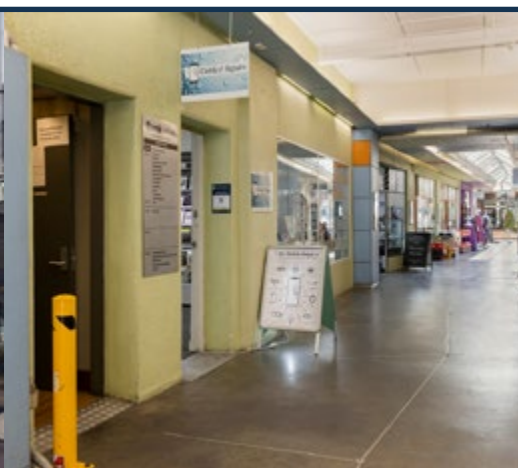
**Contact Agent**



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](#)