

HOBERT TASMANIA

# Property Magazine

16 September 2022

FREE

PROPERTY  
OF THE WEEK

## 2 Balanada Street Lauderdale PAGE 2



Edwards Windsor

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



# Property of the Week



## 2 Balanada Street Lauderdale

### Brilliant Location and Lifestyle!

Perfectly positioned on the foreshore of Roches Beach, with uninterrupted views from Sorell to Eaglehawk Neck, this property is perfect for those seeking a beach lifestyle.

This property offers:

- A family friendly home with 4 double bedrooms (with built-in wardrobes) over 2 levels
- Large open plan area with modern kitchen, dining and lounge leading to upstairs sunroom with fantastic views and access to balcony/entertaining area.
- Large downstairs living/rumpus ideal for the family
- 2 bathrooms, main with shower over bath and tiled floor, the 2nd with shower and tiled floor.



4



2



4



[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



## 44 & 45 North Terrace, Burnie

Offered for sale is this unique and rare opportunity to purchase two sizable lots, side by side in the Coastal City of Burnie. Offering incredible Coastal views, located opposite the University Campus and Little Penguin Observation Centre, it offers picturesque walks along the boardwalk, short stroll to the CBD, amenities and restaurants with sports facilities, Parks and green spaces also within easy walking distance.

Expressions of  
Interest

LAND

1520m<sup>2</sup>

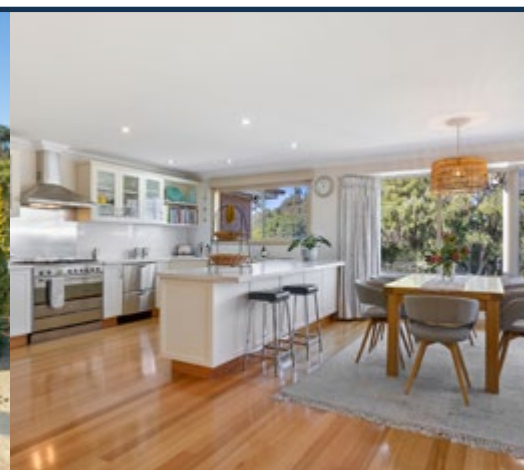


[See more details](#)



## 7 Chaffey's Drive, Dodges Ferry

Superbly built and beautifully appointed, this quality family home is fully complete with no work required, offering a true lifestyle opportunity! Enjoy a large private block of 1647sqm at the end of a quiet cul de sac with bushland at rear, minutes from Park Beach. a large open plan living at rear with quality kitchen and ample bench space and a double remote garage with internal entry.



\$1,050,000



4



2



4

[See more details](#)

# For Rent

## 18 Cross Street, New Town

A beautifully renovated cottage located in New Town. This property comes with 2 very large carpeted bedrooms and a smaller one suited to a child or even a light filled office. There is a modern open plan kitchen with a combined dining area and large living space on recently polished floor boards.

**\$550/wk**



[See more details](#)

## 2/39 Burnett Street, North Hobart

The property comprises of a spacious, light and bright, updated open plan kitchen/living/dining area with gas heating, two double bedrooms (or one bedroom and a separate living room) fully renovated bathroom, separate laundry and a smaller room overlooking Burnett Street that would be perfect for a study or home library.

**\$450/wk**



[See more details](#)

## 2/33 Jardinelle Road, Rokeby

Being only a few years old and having extra off street parking, this may be what you have been waiting for. The unit is located in a new homes area and is only a short drive to schools, shopping centres and local services. The home comprises of a spacious, open plan living area, with heat pump, a well-designed galley kitchen with a dishwasher and plenty of cupboard space.

**\$580/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](#)

## 16 Pine Avenue, Kingston

In a cul-de-sac off the main stretch of Pine Avenue and backing onto a reserve, is this neat and tidy 3 bedroom home. With the advantage of a separate living and dining room and large fully fenced backyard, it makes for an ideal family home. There is also the added bonus of a heat pump in the main living area.

**\$450/wk**



[See more details](#)

## 11 Main Road, Claremont

This spacious family home is located within walking distance to Claremont village, schools, doctors, chemists and on the bus route. Yet, it is quiet and private. The house set on a large block of land, with beautiful gardens, a fish pond & a veggie patch. Pets are not suitable at this property.

**\$500/wk**



[See more details](#)

## 151 Campbell Street, Hobart

With everything at your doorstep, this property is located just blocks away from the Hobart CBD. Upstairs are 2 double bedrooms. Downstairs you will find the 3rd bedroom located off the lounge which you could have as a second sitting area or study. The lounge flows through to the kitchen, laundry and door to the courtyard.

**\$460/wk**



[See more details](#)

# Edwards Windsor

## Have you thought about your Smart Sale Strategy?



### Agent Selection

Great care should be taken when deciding which agent to trust. Crucial selling decisions are made by your agent.



### Method of Sale

A choice that dictates your chance of obtaining the best price, without financial harm or damage to your digital footprint.



### Price

What is market price? The price willing buyers are prepared to pay for your property today.



### Marketing

Thousands of dollars in equity vanish every day through unnecessary & expensive advertising and poor pricing tactics.



### Inspections

A good inspection is so much more than simply opening your house for strangers.



### Negotiation

To achieve the highest price possible for your property, an integrated negotiation strategy is essential.



### Costs

Hiring a bad agent costs a lot more than just their selling fee. The right agent adds tens of thousands to your bottom line.



### Guarantee

If an agent is not prepared to guarantee their service, why offer it?



CALL: (03) 6234 5500



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## Find an agent you trust

If you don't trust the agent, don't hire the agent. A major ingredient in any relationship, business or personal, is trust.

Before you choose your agent, ask many questions, check written and online reviews, ask for a guarantee, test their negotiating skills and ask yourself a BIG question: Do I feel comfortable with this person handling the sale of (possibly) my greatest financial asset?

If your answer is 'no', do not hire the agent.

Once you decide on an agent, give the agent your trust and confidence. Do not interfere.

Allow the agent to make decisions and get on with the job of finding the right buyer for your property.

If the agent later loses your trust, provided that you insisted on a guarantee, you can always dismiss the agent and find one you can trust.

The best agents are worthy of your trust. They won't let you down.

If you are thinking of selling this spring, we can help you get ready. You pay nothing until **SOLD**. Call **6234 5500** for a **FREE** sales Appraisal.

# For Rent

## 58a Montagu Bay Road, Montagu Bay

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.

**\$430/wk**



[See more details](#)

## 2/1 Ledwell Street, Lutana

This neat and tidy two bedroom unit is not only conveniently situated but has a fantastic view of the mountain and the river to the north. Features a great easy care back yard with wood bbq and plenty of established trees to create a sense of privacy. It offers a functional kitchen with plenty of cupboards, bench space and handy breakfast bar.

**\$400/wk**



[See more details](#)

## 2 Hurlstone Crescent, Moonah

This refurbished 1950s home has a great layout with generous rooms, a sunny northeastern aspect and beautifully revived Tasmanian oak floorboards throughout. The large living room has electric heating, original sandstone fireplace and opens out to a verandah with broad district views.

**\$495/wk**



[See more details](#)

## 14/19a Queen Street, Sandy Bay

This bright and airy top floor unit is located within easy walking distance to the heart of Sandy Bay. East facing, the unit gets lots of light and sunshine and has a spacious living area and functional kitchen. Only a 2 minute walk to the end of the street you will find picturesque Short Beach with a park and not far from there, the yacht club or Casino.

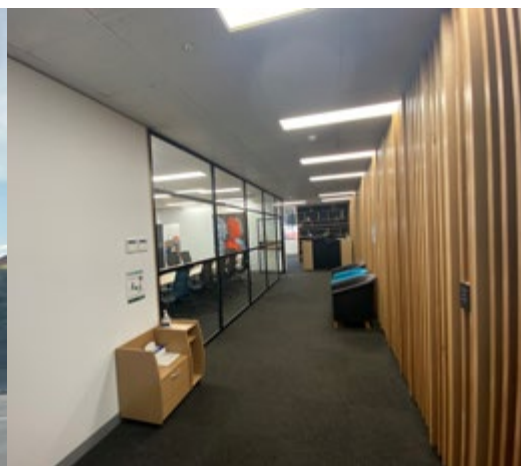
**\$450/wk**



[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.

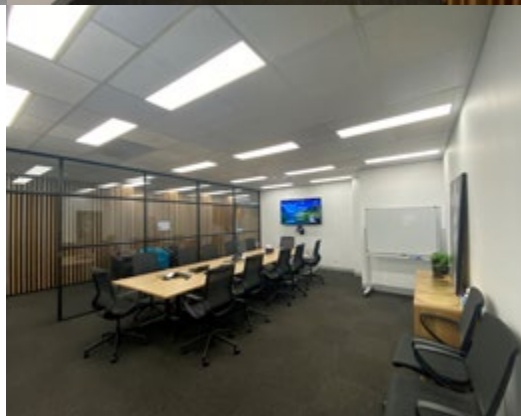
**Contact Agent**



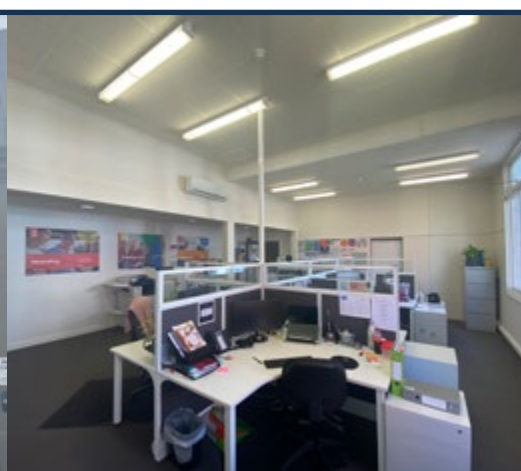
**148**

**ZONE**

**Offices**



[See more details](#)



## Level 1/131 Collins Street, Hobart

The tenancy is located in the Bed, Bath & Table centre with a ground floor reception/waiting area and well-presented offices on the first floor, incorporating a boardroom, and two large open plan offices, together with a kitchen, male and female toilets and a store room. Parking is available on site.

**Contact Agent**



**170**

**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](#)



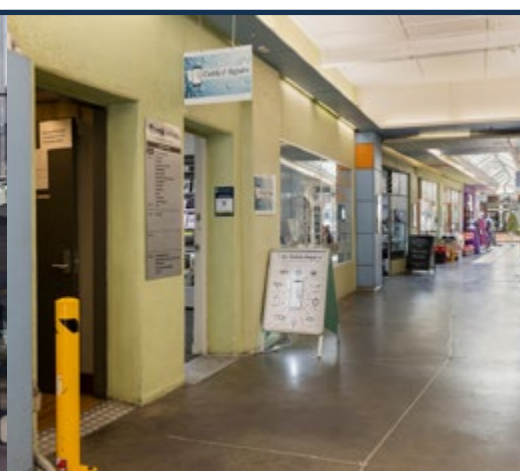
## Room 7/64-68 Liverpool Street, Hobart

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



## 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](#)



## 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](#)