

HOBERT TASMANIA

Property Magazine

2 September 2022

FREE

PROPERTY
OF THE WEEK

10/15 Lansdowne Crescent
West Hobart PAGE 2



Edwards Windsor

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

Property of the Week



\$920,000

10/15 Lansdowne Crescent West Hobart

Wonderful West Hobart Apartment

Dreaming of an apartment close to the city? Wanting modern interior with pleasant outlook? Look no further than 10/15 Lansdowne Crescent. This spacious and contemporary apartment sits in a prime position a mere 5 minute commute to the CBD and within short walking distance of Hill Street Grocer, Smolt Kitchen, Lansdowne Crescent Primary, North Hobart Restaurant Strip and more.

The apartment enjoys good position to receive natural light into the kitchen and lounge area near all day long and ensures you have plenty of privacy and peace of mind with secure entry complete with intercom system and off street parking in lockup garage



[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



2 Balanada Street, Lauderdale

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. 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.

\$999,950



4



2



4



[See more details](#)



1 Moore Street, West Hobart

Enjoy all day sun in this conveniently located double storey home in an elevated position. This property comprises of 4 double bedrooms – 3 upstairs, 1 downstairs, living spaces include upstairs lounge and dining off kitchen and flexibility with rumpus and large Tas Oak kitchen downstairs with smaller laminex kitchen upstairs.

\$650,000



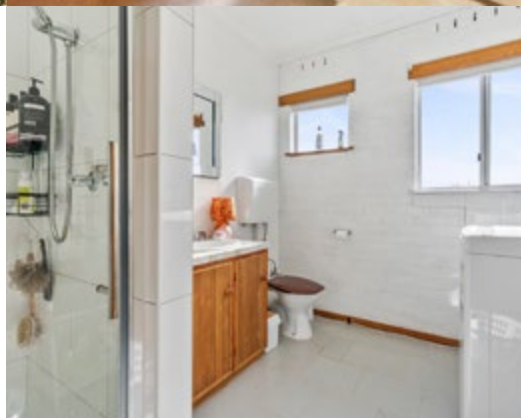
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4



[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](#)

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](#)

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.

\$535/wk



[See more details](#)

1/206 Harrington Street, Hobart

If you are looking for the convenience of city lifestyle then you may wish to have a look here. Offering a large spacious main bedroom with the benefit of a study, playroom or home office as a second room. Both include electric panel heaters. The kitchen is elongated with good clean bench space and a nice amount of cupboards.

\$430/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](#)



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Giving Your Property That Extra Appeal

You rarely need to spend thousands of dollars to make your home attractive.

Buyers are attracted by the appearance of your property and, when they inspect it, they are influenced by its atmosphere. The right appearance outside, followed by the right mood inside, gives you the best chance to get the highest price.

You rarely need to spend thousands of dollars in renovations or repairs to make your property attractive. All you have to do is pay attention to some obvious points, all of which can make a big difference to your price.

Falling in love

Buying a home is emotional. The feeling of a home is almost as important as the price. If your agent has 'qualified' the buyers, they will not be 'lookers'; they will be genuine people who can afford your asking price.

Their feelings will be the main reason they accept or reject your property. The word 'love' is common with home buying, and even with land, when buyers report loving the location.

Buyers say, "We loved that home and that's why we bought it." So make sure you present your property at its finest. Remove or fix anything that might 'turn off' the buyers.

First impressions

We are attracted to homes the same way we are attracted to people.

The first thing we notice is the outside. If the property is clean and neat and welcoming, we are interested. If it is scruffy or dirty, we are turned off.

The outside appearance

First impressions create permanent opinions, so create a positive mood for all prospective purchasers.

Neat, clean and friendly are the first steps to making your home attractive from the outside. Create an appeal that says, "Welcome. Come inside".

The inside atmosphere

When buyers enter your property they should immediately feel at home. The inside atmosphere should be warm and appealing. One agent described it by saying, "A home should look and feel happily lived in".

Bright and airy

Make sure the property is bright and airy by opening the curtains. Fresh air, if practicable, is always best.

Odours

Nothing turns people off more than bad smells, so be sure your property smells fresh. You can buy plug-in fragrances that remove bad odours.

Minor repairs

If there is any unfinished work inside the property - such as skirting boards that have been removed - fix these things. If there are any obvious minor repairs - such as door handles missing or broken hooks - fix these too. Repair all irritating things that are likely to catch the eyes of buyers.

Focus on features

Aside from price, your property's features are its biggest selling point. If there are two properties at a similar price, the features become doubly important. Most properties are unique and each has a special 'feel' that makes it more or less attractive than another property.

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

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](#)

6/55 Sandy Bay Road, Sandy Bay

This three bedroom apartment is in the heart of Battery Point located in the secure Oriana Complex on Sandy Bay Rd. Set over two levels and within easy walking distance to the Hobart CBD, cafes and shops in Battery Point and easy travelling to the shops in the Bay.

\$700/wk



[See more details](#)

1/58 St Georges Terrace, Battery Point

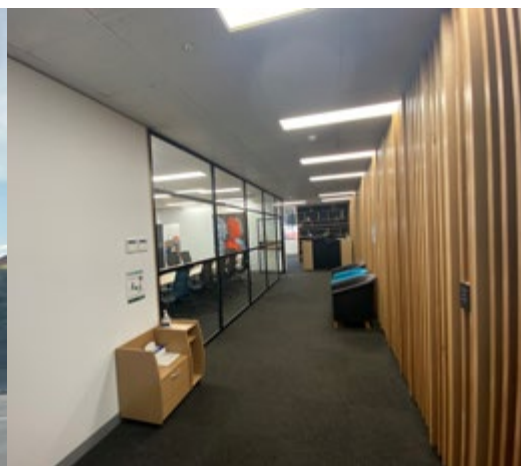
This two storey apartment is only one of two. Sitting at the front closest to the street with high ceilings and updated features this property is not to be missed! Grand entrance with original staircase to upper level. Large open plan living/dining/kitchen on ground level. Two good sized bedrooms upstairs with small sunroom off main bedroom.

\$520/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.

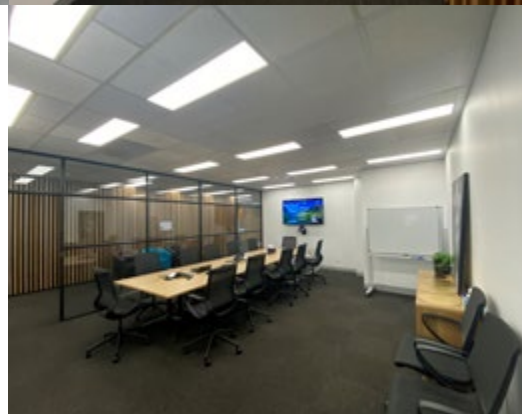
Contact Agent



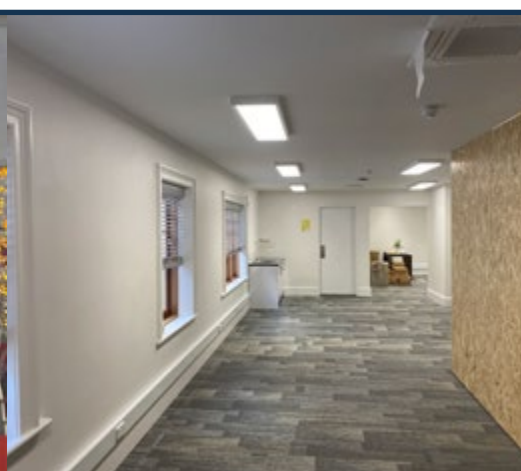
148

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.

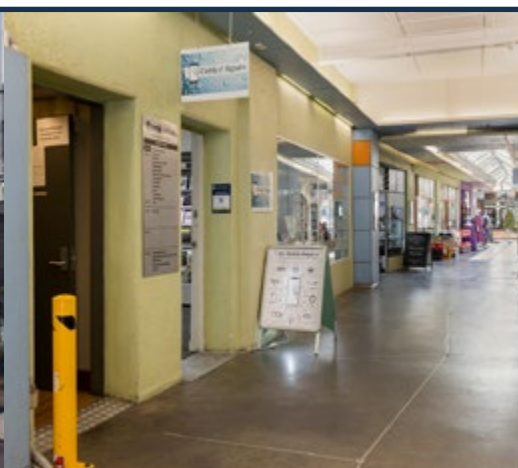
Contact Agent

 **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



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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](#)