

HOBERT TASMANIA

Property Magazine

9 September 2022

FREE

PROPERTY
OF THE WEEK

7 Chaffey's Drive Dodges Ferry PAGE 2



Edwards Windsor

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

Property of the Week



\$1,050,000

7 Chaffey Drive Dodges Ferry

A Hidden Gem!

Superbly built and beautifully appointed, this quality family home is fully complete with no work required, offering a true lifestyle opportunity!

Enjoy;

- Large private block of 1647sqm at the end of a quiet cul de sac with bushland at rear, minutes from Park Beach
- Large open plan living at rear with quality kitchen, ample bench space, Tas oak flooring and Smeg appliances (gas cooktop), leading to large private undercover entertaining area
- 4 bedrooms; main with walk-in robe and ensuite, 2 x with built-ins and upstairs 4th bedroom/rumpus creating flexibility
- Spacious open plan living area at front



[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

1520m²



[See more details](#)



396a Strickland Avenue, South Hobart

Do you dream of a home amongst the gum trees? To be close with nature whilst only a short commute from the city? Or simply the calm and quiet tranquillity away from busy city life? Look no further than 396A Strickland Avenue. This generous 1.49 hectare allotment is situated at the top end of Strickland Avenue with a sunny location and pleasant outlook over the trees to the city and beyond.

\$599,950

LAND

1.49ha



[See more details](#)

For Rent

5/4 Albert Road, Moonah

Located in a quiet, very well maintained complex and just a short, easy walk to the heart of the Moonah shopping strip is this very neat and tidy top storey, two bedroom unit. The unit comprises of a large open plan living area and includes a heat pump, with updated carpet throughout.

\$350/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.

\$495/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.

\$520/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](#)

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](#)



Switching Property Managers is Easy

Edwards Windsor

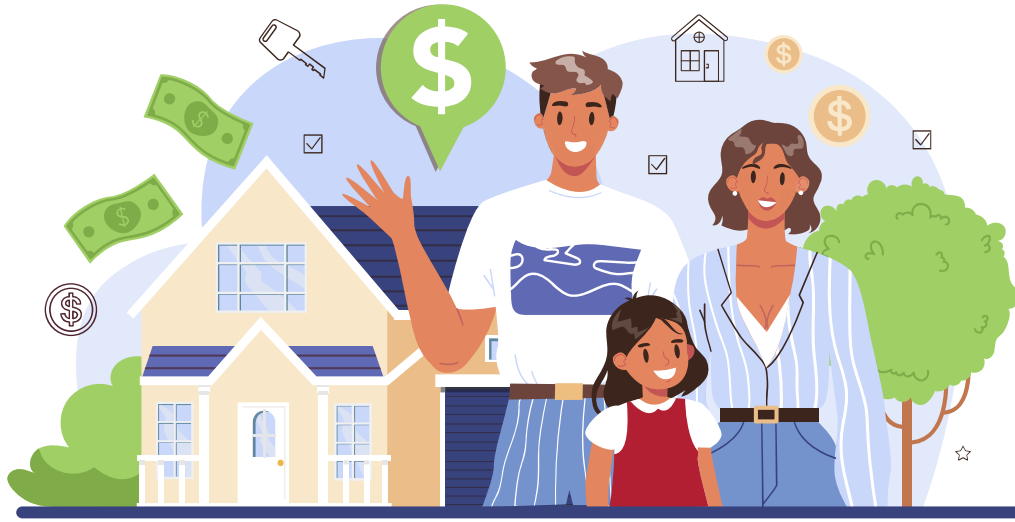
A Property Management Service You Can Trust

-  Rent Guarantee (Every Month)
-  In-House Handymen
-  24 Hour On-Line Booking System For Tenants...We find the Best Prospects Fast
-  Stable, Professional, Friendly and Highly Communicative Asset Managers
-  24 - Hour portal access

Contact us today to discuss your property management needs.

Edwards Windsor

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



Waiting for the Market to Improve

Why not sell the house you don't want and buy the house you do want and wait for it to go up in value.

The real estate market is not a single entity **it is millions of people making individual decisions based on their personal needs and opinions.** Current real estate trends vary wildly from state to state, city to city and even suburb to suburb, making the real estate market virtually impossible to predict with any accuracy.

When deciding to sell, many use their personal opinion of the real estate market as the basis for that decision. The chance to make a few thousand dollars more will often keep people in a property they should sell. They wait in the hope their property will rise to a value that the financial gain makes the move worthwhile.

The mechanism to pick the top of a market is elusive. How is it known the market has peaked? Because, quite simply, it starts to fall. By definition, the top of the market has been missed. A rising market can quickly become a falling market.

The danger comes in trying to predict the market. Neither a rising nor a falling market is a bad thing; it is just the market. Based on individual needs, the right time to sell may be in either.

The key question that needs to be asked before any sale is, **'How will my life improve as a result of this sale?'** If there is no definite answer, the move should be reconsidered.

Price shouldn't be a seller's primary consideration if selling and buying in the same market. Changeover cost is the key consideration. If the selling price does rise, most likely the purchase price will also rise. **Why not sell the house you don't want and buy the house you do want and wait for it to go up in value.**

When seeking to reduce debt, consideration must be given to decreased interest bills and the reduction in personal stress associated with the debt. Does waiting for improved market conditions warrant the interest payments and stress involved in hanging on?

Sometimes a property must be sold to take advantage of other opportunities. By holding out for improved market conditions, the cost of losing the opportunity may be greater than the increase in the value of the property.

Living in the desired house rather than remaining stationary, experiencing less stress thanks to reduced debt, and taking advantages of opportunities rather than missing out are three excellent reasons for selling now rather than waiting and thinking about how **life might improve.**

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](#)

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](#)

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

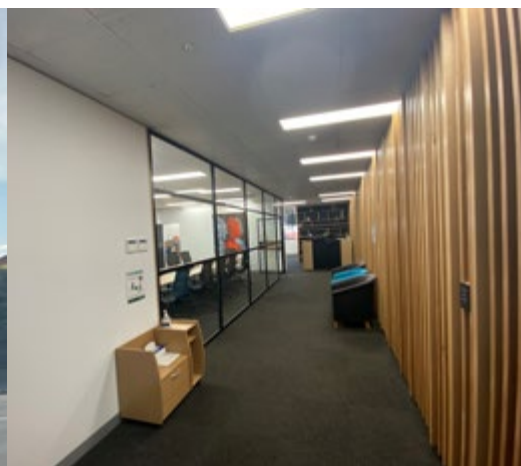
This two storey apartment is only one of two. Sitting at the front closest to the street with high ceilings and updated features this property is not to be missed! Grand entrance with original staircase to upper level. Large open plan living/dining/kitchen on ground level. Two good sized bedrooms upstairs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

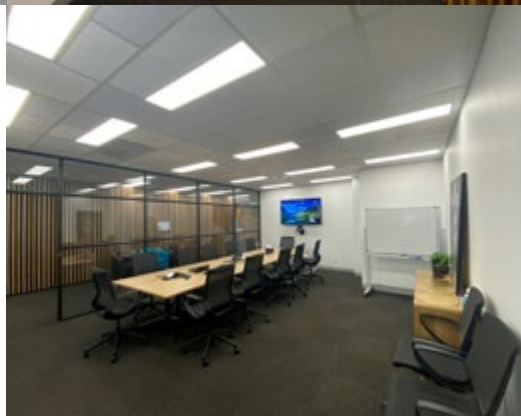
Contact Agent



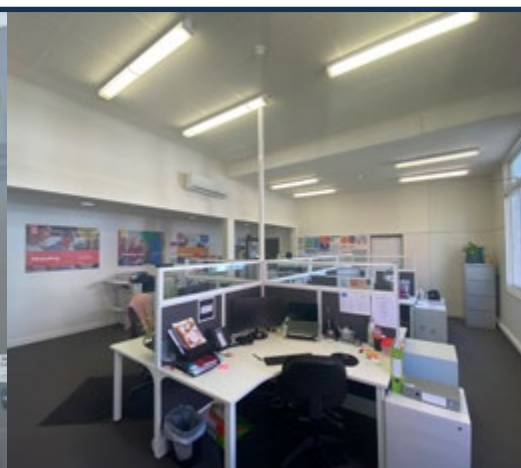
148

ZONE

Offices



[See more details](#)



Level 1/131 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](#)



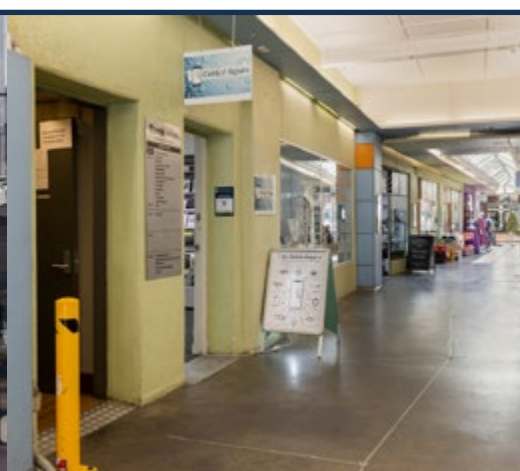
Room 7/64-68 Liverpool Street, Hobart

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](#)