

HOBERT TASMANIA

Property Magazine

14 October 2022

FREE

PROPERTY
OF THE WEEK

4 Vicary Street Triabunna PAGE 2



Edwards Windsor

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

Property of the Week



Expressions of Interest

4 Vicary Street Triabunna

Triabunna Cabin & Caravan Park

Offered for sale is the Triabunna Cabin and Caravan Park, located at the gateway to Triabunna Town Centre.

The property is for sale by Expression of Interest, closing at 3.00 pm on Thursday 27th October 2022, on a walk in walk out basis, vacant possession.

The current Cabin and Caravan set-up is:

- 16 Caravan spaces of varied sizes to suit small and large caravans. All have power and water connections
- 6 Cabins with bedding arrangement from 2 occupants up to larger families.
- Tent pitching sites
- Amenities building which includes men's and women's showers and toilets and a laundry room.
- Communal undercover barbeque area



[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



1/12 Tilyard Street, Montrose

A spacious and superbly maintained unit awaits your attention at 1/12 Tilyard Street Montrose. Built circa 1976 this property has had tasteful and impactful renovations completed on its kitchen and bathroom spaces whilst making best and functional use of its flowing floor plan. Soft and new carpets line the bedroom floors and enjoy well maintained polished timber flooring in kitchen and lounge spaces.

\$435,000



2



1



1



[See more details](#)



146 Cambridge Road, Warrane

Ample off street parking into an open and flowing floor plan with all the contemporary updates completed for you. Enjoy a modern kitchen and dining space, complete with stone top island bench and ample bench-top space that lead out onto rear entertaining deck and level backyard. Built circa 1952 this fabulous 3 bedroom home has all the warmth and comforts you could desire.

\$550,000



3



1



4



[See more details](#)

For Rent

5/56 Adelaide Street, South Hobart

This very nicely situated, easy care unit has undergone a recent transformation including being repainted throughout, and is now a comfortable city fringe home waiting for a new tenant. New carpets in bedroom and living room. New vinyl floors for kitchen and bathroom. New heating in living room. Bedroom has built in wardrobe. Dedicated off street parking.

\$300/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](#)

1/33 Jardinelle Road, Rokeby

The home comprises of a spacious, open plan living area, with heat pump, a well-designed, fantastic galley kitchen with plenty of cupboard and bench space, the side deck is accessed through the sliding doors from the living area, making it perfect for entertaining.

\$550/wk



[See more details](#)

5/1 Longpoint Road, Sandy Bay

Neat and tidy bedsit. Perfect for a single person, looking for a convenient location. Close to all services and only moments from the beach, shops and transport. There is one allocated off street parking space for this unit. Pets will not be considered for this property, sorry.

\$270/wk



[See more details](#)

For Rent

2/18 Chadwick Court, West Hobart

This neat and tidy 2-bedroom unit is perfectly positioned at the top end of the ever-popular suburb of West Hobart. Situated in a quiet and private unit complex, the property benefits from being only moments from the West Hobart shopping precinct, and also being nestled in a peaceful bush setting. There is a generous deck at the rear of the unit – the perfect spot to sit and take in the gorgeous views across Greater Hobart.

\$420/wk



[See more details](#)

77 Derwent Park Road, Moonah

Great neat and tidy family home with highly attractive façade, in a convenient central location, with lots to offer. Three bedrooms, two doubles and a single configuration. Large eat in kitchen with plenty of cupboards and bench space. Open plan lounge room, fully carpeted with reverse cycle air conditioner. Bathroom with shower stall and vanity unit.

\$495/wk



[See more details](#)

9 Girrabong Road, Lenah Valley

In lovely Lenah Valley is this comfortable and spacious three bedroom home. With floorboards throughout, warm colours and some quirky features it is a place to make your own while being close to the city, schools, shops and public transport. The bathroom has separate shower and bath, toilet is also separate off the laundry space

\$495/wk



[See more details](#)

115 Bowen Road, Lutana

This is a great three bedroom family home that has had a host of recent improvements to ensure comfortable living. The property is nearby to local shops, schools and public transport. All three bedrooms and main living room have new carpets. Hallway, dining room and kitchen have beautiful original polished floorboards.

\$500/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?



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Weekly price and marketing review

Price is a major factor in marketing and it is important that you and your agent get it right.

Since all negotiation experts say that if you want to get the highest price you should start high and then come down until the right buyer is found, it stands to reason that **price is a very important factor in effective marketing.**

Every week you and your agent should meet to discuss:

- The week's marketing - what has been done, and what enquiry did it generate?
- Discuss individual enquirers and what they had to say about the property. This includes those who talked with the agent about the property even if the discussion did not result in an inspection.
- Weekly Price Review - is the current price attracting interest? Have any offers been made? At what price should the property be offered in the coming week?

Try not to get too 'hung up' on price. In marketing, price is like bait is to fishermen - if one type of bait isn't working, change the 'bait'.

For Rent

7/71 Mount Stuart Road, Mount Stuart

Located close to the city is this recently renovated two bedroom apartment! Renovated kitchen with fridge, dishwasher and microwave included flows through to the open plan living area. A balcony off the living area is complete with fantastic city and river views. The apartment has two good sized bedrooms with carpet and a spacious built in wardrobe in the main bedroom.

\$455/wk



[See more details](#)

2/74 Brent Street, Glenorchy

The unit comprises of two good sized bedrooms, both with built in wardrobes, well designed kitchen with plenty of cupboard and bench space adjoining the large dining/living area with electric heating, modern bathroom with bath and separate shower and separate laundry area.

\$420/wk



[See more details](#)

1/12 Date Court, Sandy Bay

With one of the best views in Hobart this three bedroom sunny two storey villa will not disappoint. Open plan living/dining/kitchen. Views across the Derwent, including the Tasman Bridge and city. Sunny living room with small balcony. Under floor heating in living room. Functional kitchen with pantry and dishwasher.

\$570/wk



[See more details](#)

3/2a Nutgrove Avenue, Sandy Bay

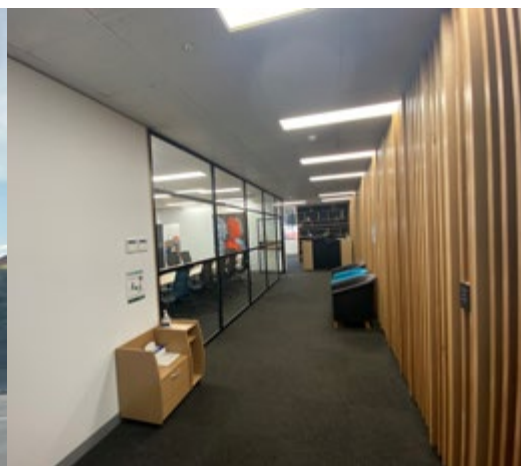
The iconic 'The Last Villa' is a feature of the Sandy Bay landscape. Tucked behind the impressive entrance wall is your own little slice of Barcelona, also known as Apartment 3. This fully furnished single bedroom apartment has both period and modern features throughout, providing a unique and eclectic place to call home.

\$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.

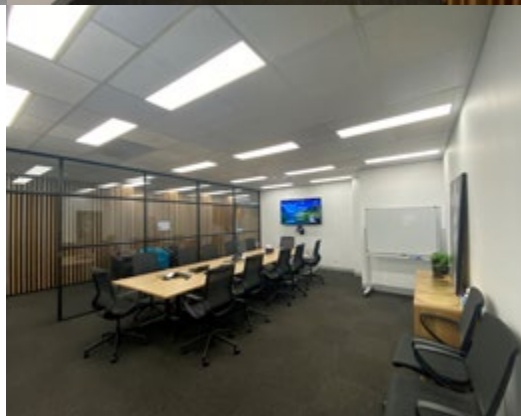
Contact Agent



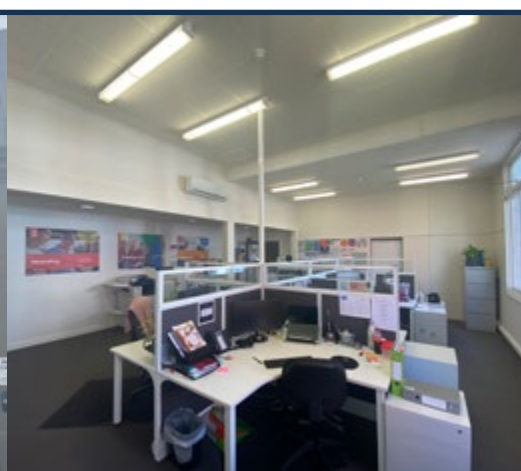
148

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



1 Warneford Street, Hobart

Located on the South side of the CBD, easily accessible with ample parking and nearby public transport. This versatile premises appeals to a number of uses including office, consultancy or medical space. Available from 1 November 2022.

Contact Agent



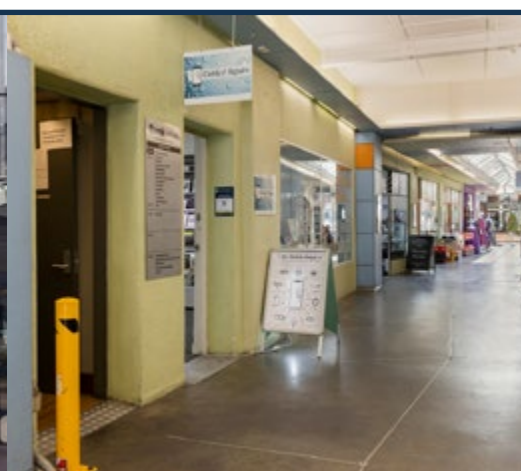
149

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](#)



Office Suites/63-69 Letitia Street, North Hobart

The property is located on the Northern corner of Letitia Street and Federal Street, 3 kilometres from the Hobart CBD, within the sought after inner city suburb of North Hobart. There are two office suites available, both of which offer excellent natural light and a flexible layout. Suite one is approximately 100m² and the suite two is approximately 84m²

Contact Agent



84-100

ZONE

Offices



[See more details](#)