

HOBERT TASMANIA

Property Magazine

30 September 2022

FREE

PROPERTY
OF THE WEEK

146 Cambridge Road
Warrane PAGE 2



Edwards Windsor

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

Property of the Week



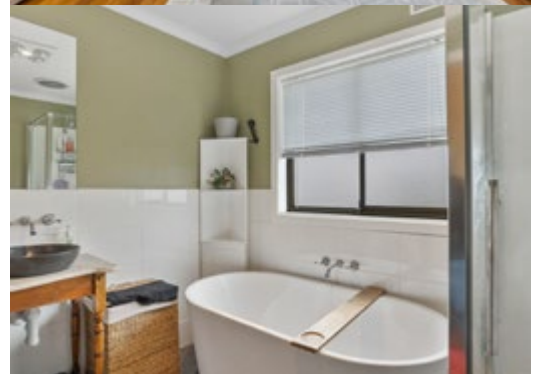
\$599,000

146 Cambridge Road Warrane

Convenience and Charm

Comfort greets you from the moment you first enter 146 Cambridge Road; 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 whilst being situated within walking distance of Eastland shopping centre and a short commute to Hobart CBD.

The property has a fully fenced backyard, garden shed and ample room for a veggie patch. A carport for under cover parking as well as space for 3-4 cars off the street.



[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.

\$450,000



2



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1



[See more details](#)



6/46 Tower Road, New Town

Tower Road sits charmingly on the border of New Town and Moonah, offering ease of access to a plethora of sports facilities, walking distance to shops, restaurants and supermarkets and only a short commute to both Hobart CBD and Glenorchy City. This tidy ground floor apartment was built circa 1961 and offers a recently updated kitchen, 2 comfortable sized bedrooms both with built ins and bathroom with shower, toilet, vanity and laundry connections.

\$399,000



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[See more details](#)

For Rent

1/324 Davey Street, South Hobart

Superbly situated in the heart of South Hobart you will find this modern, highly functional and welcoming three bedroom apartment. Easily accessed via the automatic gates from the street, the property offers double auto lock up garage with a convenient side off street car space. All bedrooms have individual temperature controlled ducted heating.

\$1000/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.

\$560/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.

\$290/wk



[See more details](#)

For Rent

3/439 Huon Road South Hobart

Located on the local Huon Road bus route and set in a quite location at the rear of the complex, is this spacious one bedroom unit. The unit comprises of one double bedroom, large sunny living area, functional kitchen with plenty of cupboard and bench space, separate dining/study area off the kitchen, tidy bathroom and separate laundry.

\$280/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](#)

1/37 Regent Street, Sandy Bay

This quiet and private 2 bedroom unit is only minutes from local schools, shops, and restaurants in the Sandy Bay area, and is easy walking distance or only a short drive into the CBD. Both bedrooms include built-in storage, and the main bedroom also has a small balcony which receives all-day sun.

\$460/wk

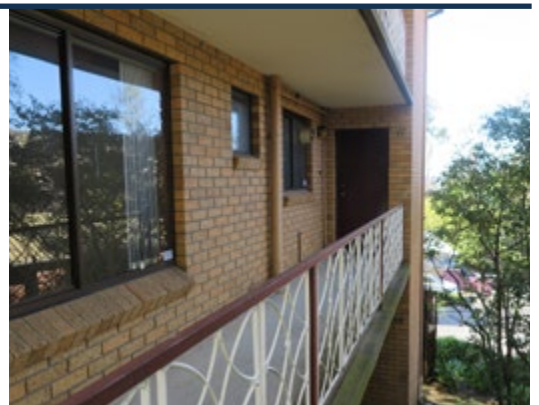


[See more details](#)

17 Davey Place, South Hobart

Freshly painted throughout, the living room features a heat pump for year-round comfort, and opens out onto a sunny and sheltered balcony, perfect to sit and enjoy your morning coffee. Both bedrooms have built-in wardrobes, and the bathroom includes a shower over bath and space for a washing machine.

\$395/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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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

1/48 Mariah Crescent, Oakdowns

Located in a quiet complex and just a short drive to the new Glebe Hill Shopping Centre, local schools and services is this very well presented three bedroom townhouse. Upstairs you will find the well designed, open plan living area with heat pump, modern functional kitchen with plenty of cupboard and bench space and the double master bedroom with built in wardrobe.

\$560/wk



3



2



1



[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



2



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1



[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



3



2



2



[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



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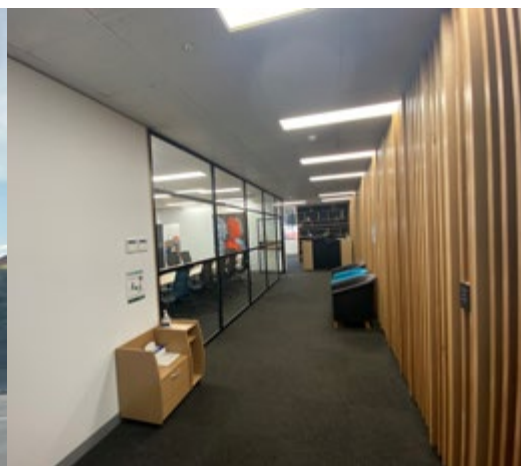


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[See more details](#)

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.

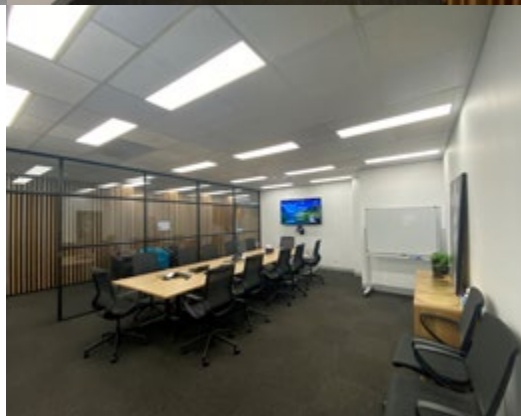
Contact Agent



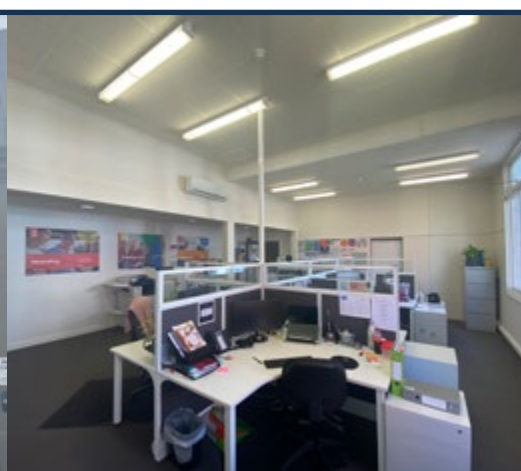
148

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.

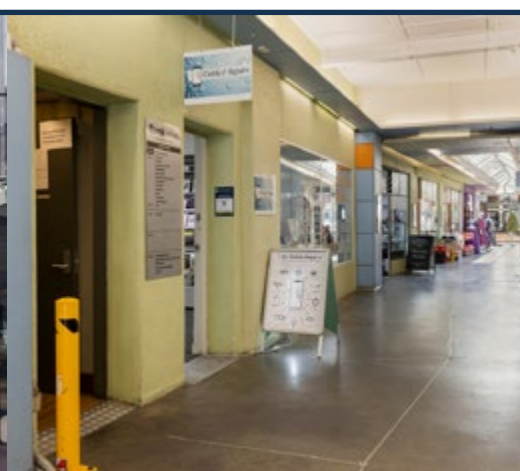
Contact Agent

 **151**

ZONE Office



[See more details](#)



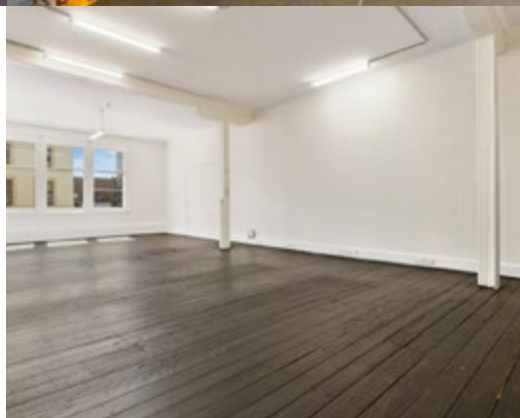
Room 7/64-68 Liverpool Street, Hobart

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.

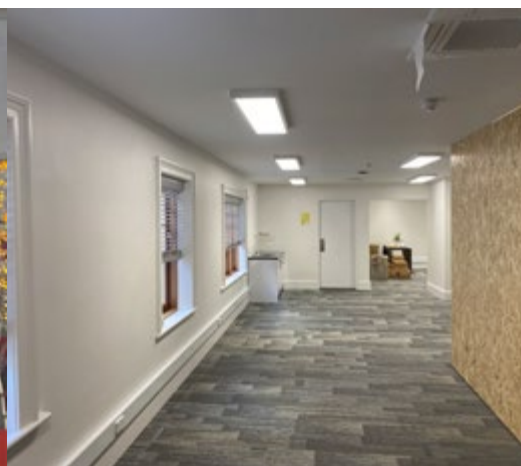
Contact Agent



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](#)