

HOBERT TASMANIA

Property Magazine

7 October 2022

FREE

PROPERTY
OF THE WEEK

2/17 Digney Street
Dynnyrne PAGE 2



Edwards Windsor

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

Property of the Week



2/17 Digney Street Dynnryne

Spacious Modern Townhouse

This spacious townhouse (1 of 2) is brilliantly located overlooking Fitzroy Gardens, just minutes from the CBD and Utas.

Enjoy:

- * 2 large open plan sunny living spaces over two levels (one with access to balcony)
- * 3 double bedrooms, all with built-ins, the main with ensuite.
- * Main bedroom ensuite includes large double shower, double vanity, and tiled floor
- * 3 toilets including 1 powder room
- * Modern kitchen with ample bench and cupboard space, oven, cooktop, rangehood and dishwasher



[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



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.

\$1,050,000

LAND

1520m2



[See more details](#)



10/15 Lansdowne Crescent, West Hobart

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.

\$829,950



2



1



2



[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](#)

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

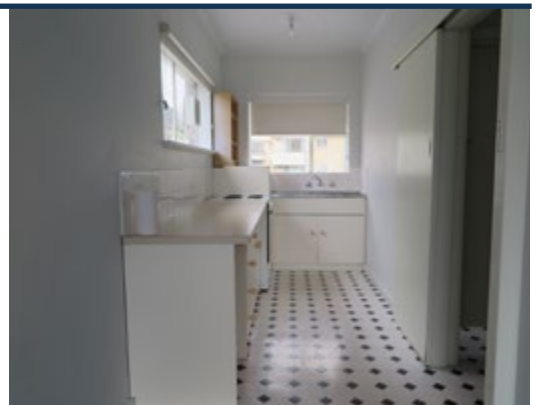


[See more details](#)

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.

\$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](#)

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](#)

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](#)

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?



CALL: (03) 6234 5500



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Learn to love early buyers

High prices often come early. The only problem with buyers who make good offers early in the marketing campaign is that their offers look bad when compared with the first, and current, asking price - which is always higher than the true market price. American sales trainer, David Knox, said, **"Sellers do not come down FROM Market Price setters come down To Market Price."**

Ask your agent to tell you about the Endowment Effect, which was discovered by Harvard University professor, Dr Max Bazerman. The Endowment Effect explains why sellers often expect more than their properties are worth, but this expectation should not stop you from getting the highest price.

Your agent should give you an accurate estimate of the likely selling price of your property. Although this figure may be less than you expected, the agent's likely selling price range should be the TRUTH.

ALL negotiation experts say that if you want to get a high price you should start high.

We agree with this, but this creates a problem with early offers which, as was previously said, are often the highest.

The problem with early offers is that although they are often the highest offers they look terrible when compared with a high first starting price.

Low prices often come late, so be careful - the buyers you reject when your property is first placed for sale may be the buyers prepared to pay the best price.

The longer your property stays on the market, the number of buyers for it usually gets lower, not higher. And your price will often get lower too.

So treat early offers with respect.

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.

\$530/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



1



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](#)

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



1



1

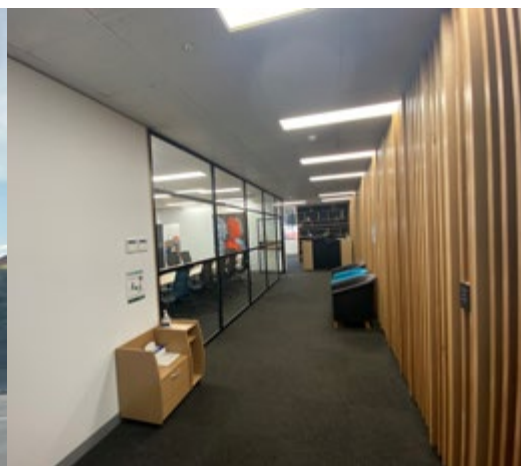


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[See more details](#)

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.

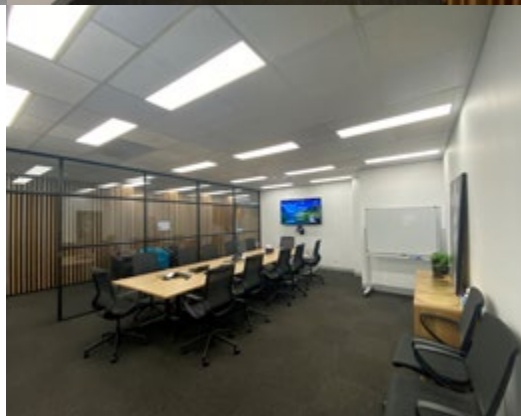
Contact Agent



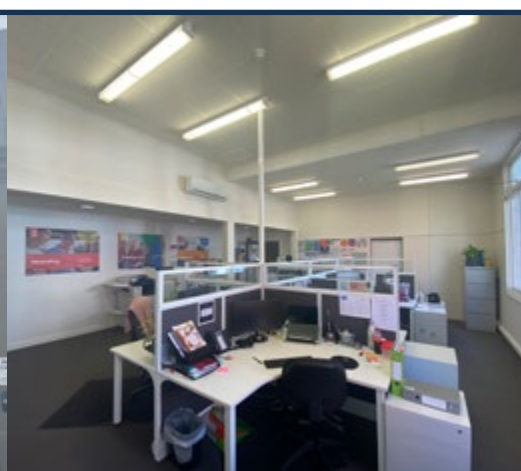
148

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



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



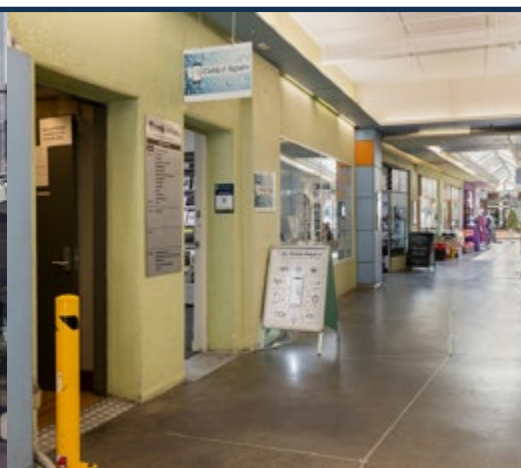
149

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](#)