

HOBART TASMANIA

Property Magazine

11 November 2022

FREE

PROPERTY
OF THE WEEK

3/39 Regent Street
Sandy Bay PAGE 2



Edwards Windsor

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

Property of the Week



\$499,950

3/39 Regent Street Sandy Bay

Convenient and Addorable!

Solidly built and well maintained, this upstairs unit close to UTAS, shops and services is a great entry level property for the owner occupier or investor.

Offering:

- * 2 double bedrooms (main with built-ins)
- * separate lounge with timber kitchen
- * bathroom with new vanity, skylight, shower over bath and laundry facilities with separate toilet
- * single carport

Neat and tidy and very practical alternative.



[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



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.

\$820,000



2



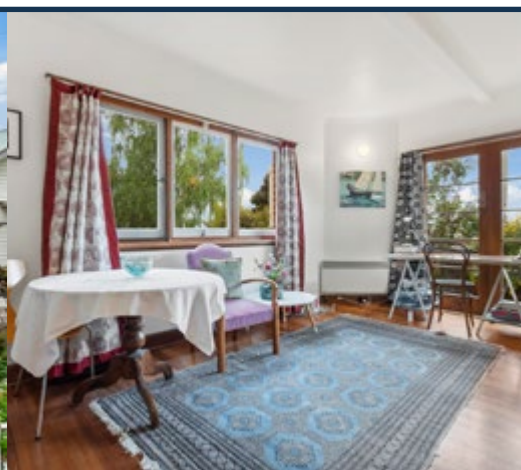
1



2



[See more details](#)



7 Barton Avenue, West Hobart

Brilliantly located in a quiet nook overlooking the CBD this property has lots to offer. Currently approved and used as a house and flat, it is easily convertible to one home STCA. Inner city living, water and city views in a sunny position. Upstairs is a spacious 2 bedrooms with character features including picture rails, mantles and fretwork.

\$899,950



3



2



1



[See more details](#)

For Rent

105/123 Hampden Road, Battery Point

This fully furnished one bedroom apartment is in a fabulous location close to CBD and the restaurants of Salamanca water front. A fully serviced kitchen with fridge, dishwasher and microwave included. Open plan living and dining space leading to an outdoor area for Summer entertaining. Upstairs is the one bedroom with good size with built-ins.

\$520/wk



[See more details](#)

2/12 Ada Crescent, Sandy Bay

This residence sits high on the hill enjoying panoramic views that encompass the city, river and beyond. With a flexible floor plan, it is located in a quiet and coveted position on a no through road. Four bedrooms (three with a rumpus) with built in wardrobes. Four bathrooms – one main and ensuites to three bedrooms.

\$850/wk



4



4



2



[See more details](#)

3/85 Barrack Street, Hobart

Built in 1885, this charming home has a number of heritage features throughout the property and offers views across the city and beyond. Located on the city fringe, close CBD centre, North Hobart and schools. Polished floorboards and original features throughout. Good sized central bathroom with separate bath and shower.

\$650/wk



3



1



1



[See more details](#)

482 Nelson Road, Mount Nelson

Superbly set amongst the leafy peaceful surrounds of Mount Nelson, is this charming three bedroom home with an easy care, fully fenced garden. The house offers a welcoming entry, with light, bright living areas and functional floorplan, complemented by a well-placed entertaining deck. The property is convenient to shops, transport, schools, sporting fields and playgrounds.

\$600/wk



3



1



2



[See more details](#)

For Rent

3/40-44 Tasma Street, North Hobart

Recently renovated throughout, this bedsit is located only moments from the North Hobart shopping and restaurant precinct. The bed/living room is spacious enough to fit a king sized bed, with floor space left over to also incorporate a study nook and/or a cosy seating area.

\$330/wk



[See more details](#)

2/2 Ralph Terrace, Rokeby

Charming free standing two bedroom villa, fully fenced, gated and conveniently located to nearby shops, local school and public transport. The home has been freshly painted throughout in all rooms, with new flooring in hallway and living room to be laid. There is also plenty of natural light due to well-placed skylights.

\$480/wk



[See more details](#)

74 Regent Street. Sandy Bay

This well presented federation home has been recently updated. The property comprises of 3 – 4 bedrooms, spacious eat in kitchen with wall oven and a separate rear sunroom area with laundry. This home has a very versatile floor plan with an electric heater in each room and a flat backyard straight off the rear sun room area.

\$605/wk



[See more details](#)

73 Nelson Road, Mount Nelson

This Uniquely presented three-bedroom home is located in the popular and convenient suburb of Sandy Bay. Directly across from UTAS and Hutchins School, this property is lie against on an elevated block and offers panoramic views of the Derwent River.

\$645/wk



[See more details](#)

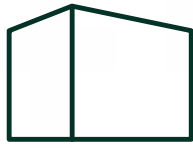
FOR SALE

GOVERNMENT ANCHORED
FREEHOLD OPPORTUNITY
IN A PRIME HOBART CBD LOCATION

40
ELIZABETH STREET
HOBART
C B D



Key Highlights



Purpose built four level office building **anchored by a new 12-year lease to the State Government**



Prime Hobart CBD location on the highly prized corner of Elizabeth Street Mall and Collins Street



Fully leased investment with **63%* of income secured to government tenants and a long 9.5 year WALE¹**



Over **\$1.7 billion of Government investment into Hobart** over the next 10 years² which will assist in driving further growth



Corner 481 sqm* Central Business zoned landholding in the Hobart CBD core



Estimated **net operating income of \$807,000* p.a.**



**FOR SALE BY PUBLIC EXPRESSIONS OF INTEREST CLOSING
THURSDAY 1ST DECEMBER 2022 AT 5:00PM (AEDT)**

For Sale

16/19a Queen Street, Sandy Bay

Offered for sale is this quaint, 2 bedroom Queen Street apartment. Built circa 1972 the unit laps up the sun through the day thanks to its front-end, top-level position. Make use of all that Sandy Bay has to offer with supermarket, amenities and restaurants all within short walking distance.

\$550,000



[See more details](#)

105 Benjamin Terrace, New Norfolk

Situated in a quiet street on the edge of a cul-de-sac this little gem offers an excellent affordable opportunity for both first home buyers, small families, retirees and investors alike. This property provides ample off street parking and a fully fenced low maintenance backyard with two sheds and a covered entertaining area, the perfect space to sit outdoors and entertain.

\$375,000



[See more details](#)

206 Harrington Street, Hobart

Offered for sale is the idyllic heritage building of 206 Harrington Street. Built Circa 1870 from solid sandstone and brick, enjoy the picturesque structure that sits prominent against its city surroundings. The property is separated into 4 apartments with an outbuilding that comprises a workshop space, storage space, undercover parking and garage space.

\$2,250,000



[See more details](#)

2/128 Pottery Road, Lenah Valley

This unit built circa 1978 enjoys a sunny position with views of the Mountain, an open floorplan and elegant updates to both its kitchen and bathroom spaces. Set back well from the road the property offers plenty of privacy and a peaceful setting amongst its established and well-maintained back yard and garden.

\$500,000



[See more details](#)

For Lease



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

Offices



[See more details](#)



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.

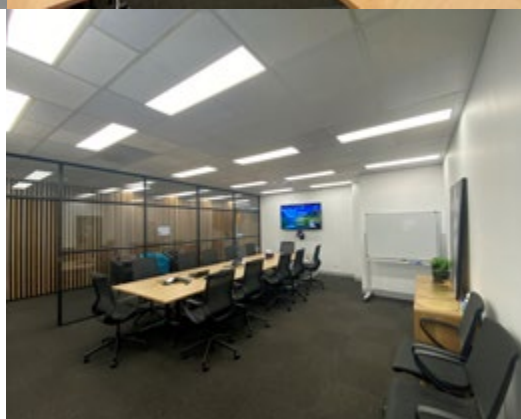
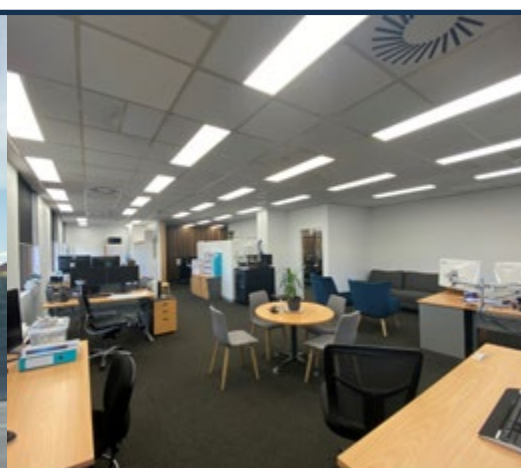
Contact Agent



148

ZONE

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



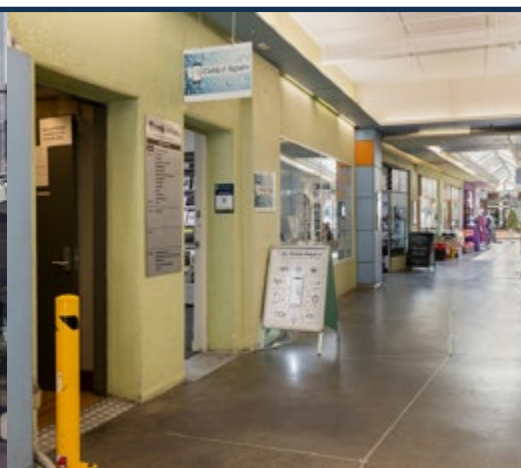
149

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](#)



Unit 10/13 Cessna Way, Cambridge

A unique warehouse opportunity thoughtfully designed for the small business operator in mind. Comprising of a warehouse area of approximately 100 square metres, and rear yard area and parking this unit is not to be missed. Available early January 2023.

\$29,500p.a +outgoings
+GST



96

ZONE Warehouse/Industrial



[See more details](#)

For Lease



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](#)



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

By Negotiation



84-100

ZONE

Offices



[See more details](#)