

HOBERT TASMANIA

# Property Magazine

25 November 2022

FREE

PROPERTY  
OF THE WEEK

175 Tolosa Street  
Glenorchy PAGE 2



Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart

# Property of the Week

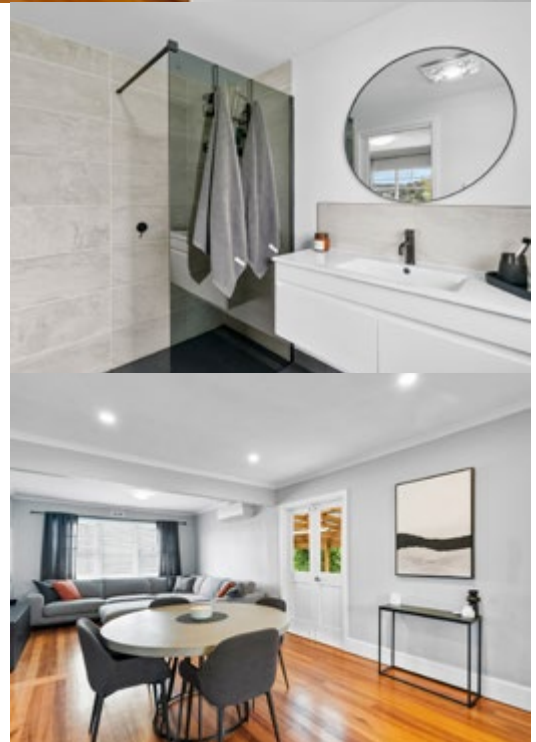


## 175 Tolosa Street Glenorchy

### The Great Australian Dream

A spacious family home with flowing floor plan that allows for ease and simple transition from entry to lounge, dining and kitchen and out through beautiful French doors into the outdoor entertaining areas and great lawn space.

Built circa 1954, this property has enjoyed a modern makeover of kitchen, bathroom and ensuite and provides a plethora of space for entertaining both inside and out. Great sized bedrooms allow room for all to grow and plenty of storage both within and under the house. Fantastic entertaining options with multiple spaces including a covered patio, decked area and superb fire pit space; room for families of all sizes to enjoy.



[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 Oakleigh Avenue, Tarroona

Elevated and with commanding 180 degree water views, this beautifully designed C1954 home on a 835sqm block has wide appeal. Large living and dining areas with rounded sun-room/3rd bedroom all with water and garden views. 2 Large double bedrooms with built-ins. Serviceable kitchen overlooking the beautiful leafy and private garden setting. A beautiful home in a sought after location.

**\$899,950**



3



1



2



[See more details](#)



## 61 Geilston Creek Road, Geilston Bay

Tucked away in a quiet, private and sunny location, this property offers the best of both worlds, convenience and privacy with a bush outlook. Family friendly and neatly presented it offers 3 double bedrooms all with built-ins over 2 levels, open plan kitchen /living with Tas Oak kitchen and a pleasant low maintenance yard with double garage, carport and multiple osp.

**\$649,950**



3



1



4



[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](#)

## 10/32 Cato Avenue, West Hobart

This two storey townhouse is located at the top of Cato Avenue amongst the gum trees. Downstairs you will find the spacious master bedroom with built in robes. Upstairs has an open plan kitchen and living area, as well as bathroom, laundry and a good sized second bedroom.

**\$450/wk**



[See more details](#)

## 2/36 Fitzroy Place, Dynnyrne

Modern and stylish fully furnished two-bedroom apartment, ideally situated to nearby Fitzroy Gardens and highly suitable for city based professionals. Property is convenient enough for those who enjoy a scenic walk to the city for work or pleasure, whilst being convenient to local Sandy Bay amenities.

**\$600/wk**



[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.

**\$570/wk**



[See more details](#)



# For Rent

## 5/30 Corby Avenue, West Hobart

This is a quiet one bedroom unit in a block is in a good location with only a short walk to Hobart CBD. This property has an open plan kitchen, dining and living area. One bedroom with ensuite bathroom which also houses the laundry. Communal out door area, which includes clothes line. There is an off street parking space for one car. No pets.

**\$330/wk**



[See more details](#)

## 12 Liam Drive, Kingston

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.

**\$495/wk**



[See more details](#)

## 1/2 Lauramont Avenue, Sandy Bay

Delightful two bedroom unit, beautifully positioned to capture sun all year round. Modern style kitchen with lots of cupboards, leafy outlook and includes fridge and microwave. Two bedrooms, both have built in wardrobes with shelving. Lounge area with balcony access and electric heating.

**\$480/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.

**\$620/wk**



[See more details](#)

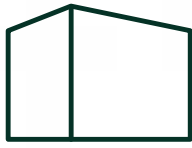
FOR SALE

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 WALE<sup>1</sup>**



Over **\$1.7 billion of Government investment into Hobart** over the next 10 years<sup>2</sup> 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

## 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**



[See more details](#)

## 3/39 Regent Street, Sandy Bay

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

**\$499,950**



[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](#)

## 2/17 Digney Street, Dynnyrne

This spacious executive townhouse (1 of 2) is brilliantly located overlooking Fitzroy Gardens, just minutes from the CBD and Utas. 2 large open plan sunny living spaces over two levels – one with access to the deck which overlooks the Sandy Bay Rivulet). 3 double bedrooms, all with built-ins, the main with ensuite.

**\$925,000**



[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.

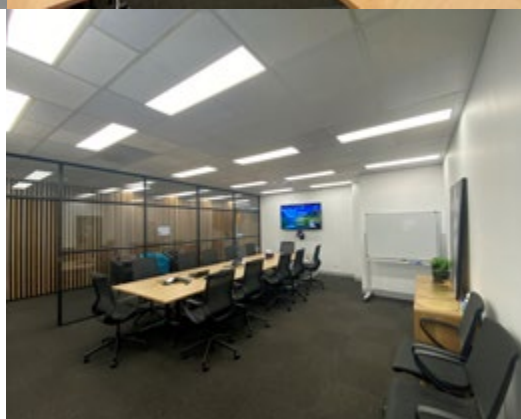
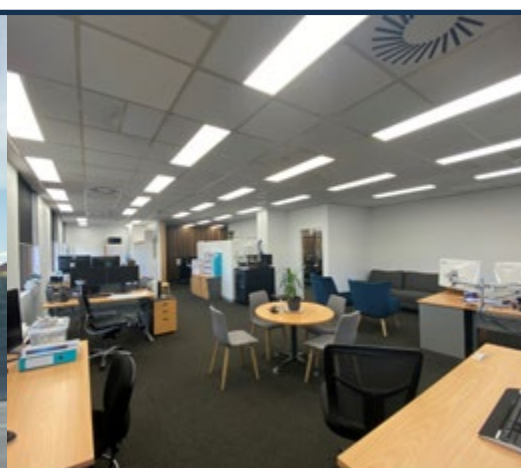
**Contact Agent**



**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**



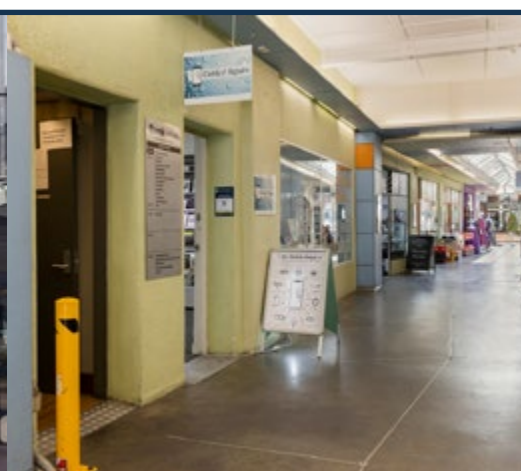
149

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 100m<sup>2</sup> and the suite two is approximately 84m<sup>2</sup>

**By Negotiation**



**84-100**

**ZONE**

**Offices**



[See more details](#)