

HOBART TASMANIA

Property Magazine

23 December 2022

FREE

PROPERTY
OF THE WEEK

9 Vicary Place Rokeby PAGE 2



Edwards Windsor

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

Property of the Week



\$520,000

9 Vicary Place Rokeby

A Hidden Gem

This property needs to be seen in person. The spacious 122 sqm three-bedroom brick home is a fantastic opportunity that shouldn't be missed. The property is situated in a quiet cul-de-sac and roughly 15-20 minutes' drive to Hobart CBD and 20 minutes' drive to Hobart airport.

The property features a large living area which seamlessly connects the dining area and kitchen, this stylish open plan arrangement gives a sense of space and comfort. The kitchen is well presented with modern stainless-steel appliances and wooden cabinets. The bathroom is modern and functional with a separate laundry.



[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



4/9B McGough Street, Glenorchy

Offered for sale is this delightful 2 bedroom unit ideally located for ease of living and access to all that Glenorchy city has to offer and short commute to Hobart CBD. Enjoy the rarity of 2 car spaces, with one being undercover by your front door. The property built circa 1975 offers a fantastic opportunity for a first home buyer or savvy investors alike as its current set-up offers comfort, functionality and convenience.

\$390,000



2



1



2



[See more details](#)



3/13 Commercial Road, North Hobart

Built Circa 1980 the apartment enjoys ease of access on the first floor, 1 double bedroom with built ins, large bathroom space that includes a shower over bath, toilet and laundry connections, open lounge and dining space leading to a small private veranda and tidy kitchen space. The property comes with 1 assigned parking space and 1 storage locker.

\$350,000



1



1



1



[See more details](#)

For Rent

2/220 Melville Street, Hobart

The immediate sense of natural light and cleverly designed space, displaying the balance of industrial & natural materials, showcases the uniqueness of this exceptional architecturally designed townhouse. The unit is located within a quiet complex and is within walking distance to both the Hobart CBD and many of the cafes, restaurants and services that West Hobart has to offer.

\$650/wk



[See more details](#)

1/53 Poets Road, West Hobart

The property has just been freshly painted throughout and new vinyl flooring installed. This 2 bedroom property is the top level apartment which is one of two. There is a large eat in kitchen/ dining area that has spectacular views of Hobart and surrounds. The lounge is spacious with heat pump installed.

\$440/wk



[See more details](#)

3/5 Basque Place, Rosetta

This immaculate 3 bedroom home is located in a quite cul-de-sac in the northern suburbs capturing stunning views of the River Derwent. Within close proximity to all shops services, Northgate Shopping Centre and just 11 Km from the Hobart CBD. Ideally suited to a family and working professionals wanting a quiet, convenient lifestyle.

\$550/wk



[See more details](#)

5/11 Lynton Avenue, South Hobart

Freshly painted throughout, this is a neat and tidy one bedroom unit that's had a recent makeover. Good size lounge room with reverse cycle air conditioning and polished floorboards. Kitchen captures early morning light and provides a nice amount of bench space, pantry and cupboards. Bathroom has the convenience of shower and bath with a newly fitted vanity unit.

\$370/wk



[See more details](#)

For Rent

2/311 Churchill Avenue, Sandy Bay

This two-storey apartment is in a great location. The living room is spacious and has glass sliding doors opening out onto the balcony that has breathtaking views both during the day and at night. The kitchen is Tasmanian oak throughout with a wall Bosch oven. Fridge and microwave are included. Downstairs are the two double bedrooms. The master bedroom has the double-sided walk in wardrobe.

\$450/wk



[See more details](#)

18 Dodges Hill Road, Dodges Ferry

Highly attractive large family home is superbly positioned to capture glorious and expansive filtered river views whilst being surrounded by a beautifully landscaped yard area. Situated within a short drive to a variety of beaches and local shopping area the house is ideal for the growing family and has the perfect parent retreat for when a break is required.

\$625/wk



[See more details](#)

205/126 Bathurst Street, Hobart

This contemporary open plan 3 Bedroom apartment is located in the heart of Hobart CBD offering modern city living. The apartment is only 5 minutes' walk to the shops, restaurants and School. Some key benefits and features include 9-Star carbon-positive rated building, double glazed windows, private balcony to enjoy sunshine and views and efficient hydronic heating.

\$745/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.

\$600/wk



[See more details](#)

We are **HIRING**



“I never did a day’s work in my whole life. **It was all fun**”
- Thomas Edison

Do you wake up in the morning, bouncing out of bed ready to go to work?

Can you confidently say that your current job is leading you to your dream life? Do you feel satisfied that you are making a positive difference in people’s lives and that your work is meaningful?

If you are looking to get into the fast-paced, highly rewarding world of real estate, this could be your chance!

Experience is not necessary. We’re searching for the RIGHT PEOPLE to become Commercial and Residential Asset Managers.

This is an opportunity to join a highly regarded and driven property company that cares about you and your career.

Ongoing support, great culture, staff benefits, fantastic training and great people to work with and learn from.

We are seeking enthusiastic and self-motivated people who we can train and mentor to take the next step in their career.

If you have the right attitude, enjoy a challenging, diverse and fun working environment, then we would welcome your application.

Want to have fun and
enjoy being at work?
Then apply now.

Google “Edwards Windsor” to
match our reputation with
yours.

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Buying Before Selling

Home sellers are often confronted by an uncomfortable question. What if they sell quickly and have nowhere to live?

The traditional solution goes like this. Find another home you love. Buy it, subject to sale of your existing property or by using bridging finance, and then sell the current property.

This common 'solution' presents a danger that more than any other leads home sellers to financial loss.

Agents love it; they obtain a truly motivated seller. Banks love it; they gain or keep a client and get double the Interest until the property sells.

However, properties don't always sell quickly, or at the expected market price. **Financial loss when selling can be hard and fast, or so subtle that the seller doesn't even realise it's happened.**

The most common scenario ends up looking like this: Concerned about being homeless, people begin searching for properties to buy, often finding the perfect home. The dream of the new home plus a fear of missing out prompts them to pay a premium when purchasing. They then ask the purchasing agent to price their existing home. The improbable lie rolls out and the sellers do their figures and decide it's a perfectly affordable move. They may even finance it immediately, using bridging finance.

Their property is listed at an inflated price but doesn't sell. As the clock ticks by, financial and emotional pressure on the seller increases. This

helps the agent 'educate' the seller down from the improbable lie to a selling price far below the original estimate. The homeowner ends up selling their original home for less than expected and paying too much for their new home, losing on both sides of the transaction.

Following four simple steps can easily avoid this financial danger.

1. **Find a buyer for your existing property.** Agree to price and terms with the buyer and ask them to hold. Most genuine buyers will agree to a short wait, especially if they love your property. You now have a firm budget with which to work, and a buyer in place, providing a good solid negotiating position for buying. More importantly, you are safe from the danger of overcommitting based on false information.
2. You intensify the search for a new property. People often find their perfect home within days of starting a serious search.
3. The **changeover** cost is considered. Can your new home be purchased within the budget allowed for by the sale of the previous home? Finances are assessed and organised at this point.
4. Finally, the new property is purchased subject to the simultaneous settlement of the old home.

Don't risk your financial security. This will only benefit others. Use a safe and proven strategy when selling.

For Sale

175 Tolosa Street, Glenorchy

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.

\$675,000



3



2



2



[See more details](#)

1/21 Quarry Road, Mornington

Situated close to Eastlands and only 7 minutes drive from the city. This property offers a fantastic opportunity for both investors and first home buyers alike, alternately if you are looking to down size this lovely home could be just right for you. This stand alone unit has a lovely north facing aspect with plenty of light which flows into the living and kitchen areas.

\$490,000



2



1



1



[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



10



5



5



[See more details](#)

41 Shoobridge Street, Glebe

Situated minutes from the CBD and North Hobart, with fantastic mountain views, this solid C1955 home is perfect for those looking to enjoy Inner-City living. 3 double bedrooms over 2 levels. Lounge with mantle, mountain views and large eat-in kitchen. 2 bathrooms – main upstairs with shower over bath and separate toilet, and ensuite downstairs with shower, vanity and toilet

\$725,000



3



2



2



[See more details](#)

For Lease



Part Level 3, 99 Bathurst Street, Hobart

Located in the heart of the CBD this is an A-Grade office building with a 4-star Nabers rating that is not to be missed. Incorporating excellent natural light and all the modern amenities (including on-site parking, and end of trip facilities) this suite offers a large open plan area with surrounding offices.

Contact Agent



748

ZONE

Offices


[See more details](#)


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! Offered for the first time in 15 years! Ideally located at the intersection of Murray and Collins Streets in the iconic 39 Murray Street office tower, this tenancy is perfectly positioned to take advantage of the bustling foot traffic and provides fantastic brand exposure.

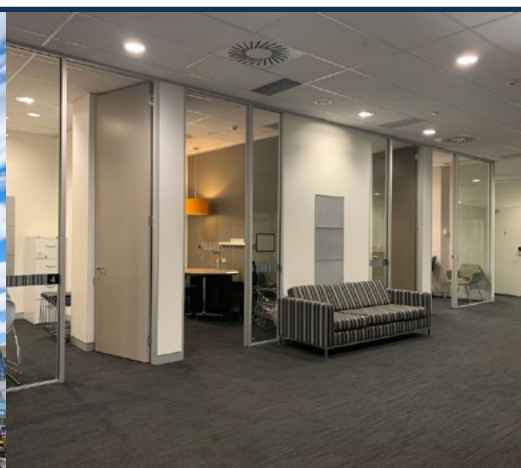
By Negotiation



509

ZONE

Retail


[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.

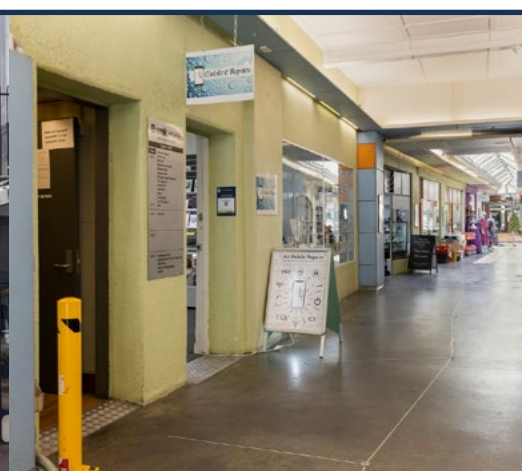
Contact Agent



89

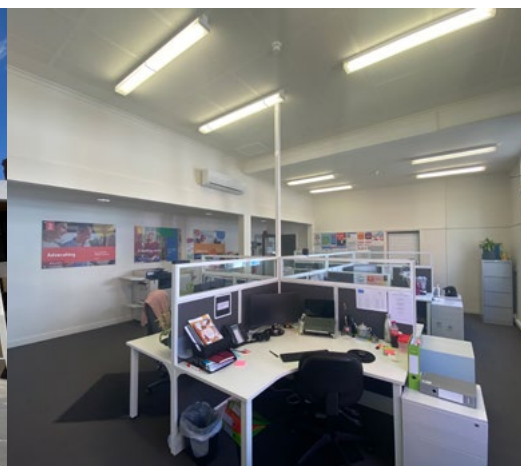
ZONE

Studio/Office



[See more details](#)

For Lease



Level 1/131 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](#)



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.

\$27,500p.a +outgoings
+GST



96

ZONE

Warehouse/Industrial



[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 quality refurbished office, LED lighting throughout and modern and restored finishes.

Contact Agent



88

ZONE Offices



[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](#)