

HOBERT TASMANIA

Property Magazine

9 December 2022

FREE

PROPERTY
OF THE WEEK

41 Shoobridge Street
Glebe PAGE 2



Edwards Windsor

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

Property of the Week



\$725,000

41 Shoobridge Street Glebe

Enjoy the Inner-City Lifestyle

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.

It offers:-

- * 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
- * Large private block, adjoining the Domain, with concrete outdoor area and grassed yard.
- * Single garage with off street parking for one vehicle



[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



1/1a Browns Road, Kingston

A comfortable and conveniently placed unit that is sure to suit first home buyers and investors alike. This 2-bedroom unit sits at the front of the complex and enjoys a low maintenance yard and level setting. Built circa 1993 with an updated kitchen space and great sized open plan living and dining the unit offers a fantastic base upon which to make your mark, or simply move in and enjoy the comforts of your new home from the get go.

\$500,000



2



1



1



[See more details](#)



11 Girvan Avenue, New Town

Brilliantly located in a quiet street, minutes from schools, services and the CBD, this home has wide appeal. Neat and well maintained, it offers an abundance of sun in its living spaces. 3 bedroom (2 with built-ins). Multiple living spaces, including lounge, dining/sunroom and study. Large eat-in kitchen with walk-in pantry, overlooking rear yard.

\$700,000



3



1



3



[See more details](#)

For Rent

2/36 Fitzroy Place, Dynnryne

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. We are happy to consider some appropriate pets.

\$550/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.

\$425/wk



[See more details](#)

2/110 Gordons Hill Road, Lindisfarne

This as new, immaculately presented family home includes a well designed, functional kitchen with plenty of cupboard and bench space, breakfast bar, dishwasher, ceramic cook top and under bench oven, adjoining the spacious open plan living area with reverse cycle air-conditioner and sliding door access to the rear deck & easy care courtyard area.

\$650/wk



[See more details](#)

17 Shoobridge Street, Glebe

Superbly renovated and comfortable large three bedroom home right on the city doorstep with dual access from Bayley Street. Offers a rare garage for this popular area in a quiet street, along with delightful landscaped gardens. The property additionally boasts two outdoor balconies with expansive city and local views.

\$800/wk



[See more details](#)

For Rent

51 Spring Street, Claremont

Nicely situated within a short stroll of Austins Ferry Primary School, you will find this delightfully renovated, highly functional and comfortable family home. Fabulous modern kitchen that offers plenty for the home chef. Centre piece is an amazing oven that includes 5 burner gas cooktop along with a dishwasher, double pantry, twin sinks and garden outlook.

\$490/wk



3



1



3



[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



4



2



1



[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.

\$450/wk



2



1



1



[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



3



1



2



[See more details](#)

Where will you be when Santa comes?

If you've been thinking about selling your house and perhaps buying another, then, if you want to be happily moved and settled before Christmas, you'll need to start doing something soon.

Right now, in the Spring/Summer season, it's traditionally the time of high activity in the real estate market. There should be more properties to choose from if you're buying and many more buyers if you're selling. But the sooner you start, the sooner you'll be happily moved and settled.

At our agency we are gearing up for a frantic few months as we head towards Christmas. If this year is anything like previous years, it's almost certain that we'll need more properties to sell.

So, if you are thinking of selling before Christmas, please call us now and we'll be happy to give you a

FREE MARKET OPINION

on the price of your property.



Do you have a buyer?

By Peter O'Malley, author of Inside Real Estate

The best agents will always be able to introduce buyers to your property without asking for money. If an agent claims to have a buyer, as most real estate agents will, that should negate the need to spend money upfront on advertising.

This runs contrary to the well-known agency business model in which they profit from two things: they leverage your advertising budget to mark their business, not your home, and they use your 'sunk cost' to pressure you to lower your price for a quick sale.

Here's how that model works:

- The agent quotes a high price to the seller, who likes the figure and says, 'Great, how do we go about this?'
- The agent claims this attractive outcome is only possible with a heavy advertising campaign and an auction. At this stage, a set advertising spend for a \$1 million house seems like a sound investment.
- When the auction fails to meet the seller's reserve, the seller either accepts less or passes the property in, wasting the \$5000 spent on advertising.

Heads the agent wins, tails the client loses.

The agent doesn't want or need your \$5000 to find buyers. They want your money to increase your motivation to sell - that is, to meet the mark on auction day. Your \$5000 is also a handy advertising investment in promoting their brand.

Make no mistake, whether or not you spend that \$5000, buyers will come, ready or not, once your home hits the market. If an agent cannot introduce a buyer without cost or risk to you, the problem is theirs, not yours.

When market conditions are healthy, there are some buyers who will always make themselves known to most of the agents in the area they wish to buy into. They are the 'best buyers', who are keen to pay a good price to secure a property now.

An agent who can introduce buyers without cost or risk to you protects your position in the event that you decide against selling or you don't accept the offers that are submitted.

Exhausting your agent's database before committing to needless advertising provides the option of spending that money later if you feel that the campaign lacks exposure. Few people need to take this path, though. Once they hit the market, they realise very quickly that the internet does the heavy lifting at a minimal cost-a cost the agent should be able to carry.

If you spend big dollars upfront on advertising, it will probably go towards advertising to a buyer already known to the agent. The best agents have large databases full of current and active buyers. The cost of sending an email to a database of 15,000 buyers is almost nothing.

An agent who confidently claims and can demonstrate they have potential buyers needs to be scrutinised on another level. Can the agent negotiate well? You don't want the best buyer negotiating with the worst agent. In reality, that could end up costing a lot more than a dud advertising campaign.

As a seller, you should only pay for advertising once an agent has delivered the sale at or above the promised price.

If an agent cannot introduce buyers without cost or risk to you, the problem is theirs, not yours.

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



[See more details](#)

1/21 Quarry Road, Monrington

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.

\$520,000



[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](#)

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, separate lounge with mantle, front and rear sunrooms, plus a study.

\$625,000



[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](#)


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.

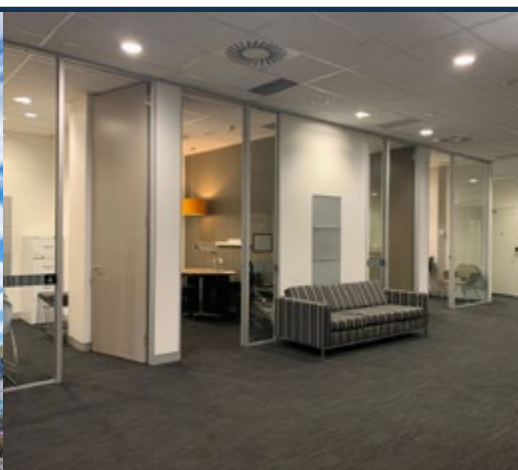
By Negotiation



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



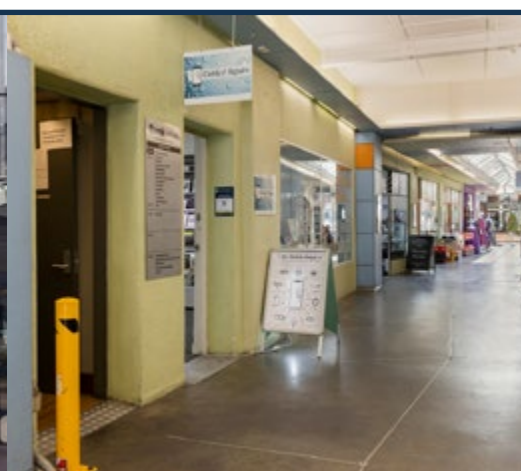
149

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



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](#)