

HOBERT TASMANIA

Property Magazine

13 January 2023

FREE

PROPERTY
OF THE WEEK

1/413-145 Elizabeth Street
North Hobart PAGE 2



Edwards Windsor

6234 5500
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89 Brisbane Street, Hobart

Property of the Week

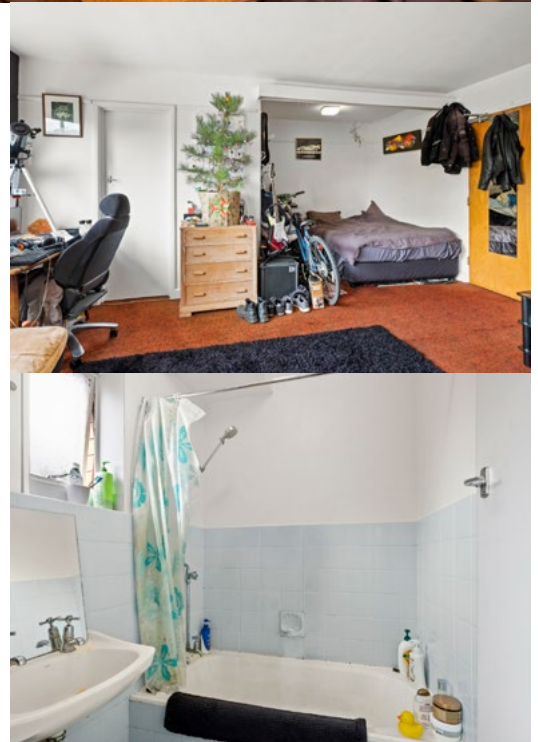


11/413-415 Elizabeth Street North Hobart

Close and Convenient

Very conveniently located at the top of the North Hobart restaurant and amenities strip this one bedroom bedsit offers a fantastic city fringe base. Whether you live more remotely and seek a stay over place for when you're in Hobart, you're a first home buyer wanting to get a foot in the door in one of Hobart's busiest suburbs or you're an investor looking for an ideal set and forget setup; this property is sure to suit.

A tidy timber kitchen led to by open living and bedroom area with room for a desk and study space. Bathroom including a shower over bath, sink space and toilet completing the apartment.



[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.

\$450,000



2



1



2



[See more details](#)



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.

\$375,000



2



1



2



[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](#)

4/48 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.

\$530/wk



[See more details](#)

37 Sharps Road, Lenah Valley

This spacious home is perfectly designed for a large family or those who need space for a home office, games room or teenage retreat. This property includes four bedrooms all with ample wardrobe space & panel heaters, great kitchen with plenty of storage, large living room with heat pump and modern bathroom.

\$600/wk



[See more details](#)

4/2 Darwin Street, Midway Point

Terrific three bedroom free standing villa that comes with a secure fully fenced yard and a garage. Situated a short distance from local shops, services, public transport and recreational parks it is an ideal home for a small family. Three large bedrooms all with built in wardrobes. Great kitchen with pantry, twin sink, dishwasher along with plenty of cupboards and bench space.

\$480/wk



[See more details](#)

For Rent

8 Crete Place, Oakdowns

Delightful family home set in a quiet cul de sac with views over Ralphs Bay. Property offers a generous amount of living space courtesy of a large lounge room opening out onto entertaining deck along with a substantial rumpus room that leads to back balcony and yard. Northerly aspect and great heating options make this a comfortable a cosy home all year round.

\$650/wk



4



1



2



[See more details](#)

2/12 Andreas Place, Geilston Bay

Set on the hillside in the new development area of Geilston Bay and just a short drive to local shops, cafes and schools, this 3-bedroom, 2-bathroom property would make the perfect home for a family or professional couple. Large windows in the open plan living area allow sun to fill the space, and there is a heat pump for year-round comfort.

\$495/wk



3



2



2



[See more details](#)

13 Ingram Street, South Hobart

Situated in the highly desirable suburb of South Hobart, this charming home is set up to move in and enjoy in comfort. Set up with two double bedrooms and a single bedroom all carpeted, tastefully furnished and come with built in wardrobes. The lounge has polished floorboards and positioned to capture the sun all year round.

\$650/wk



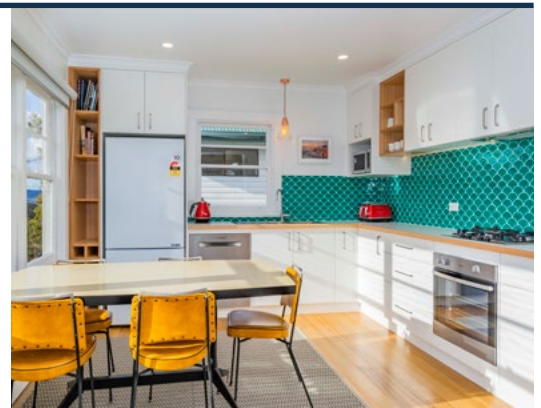
3



1



2



[See more details](#)

1/405 Nelson Road, Mount Nelson

Located in a small complex of only 4 units is this well presented spacious, one bedroom unit with built in robes and a sunny living area. There is a large bathroom with combined laundry and separate toilet. The kitchen is of a reasonable size and flows into the dining, living space. Included is a parking area for one car.

\$350/wk



1



1



1



[See more details](#)

We are HIRING



“The only way to do great work
is to love what you do”
- Steve Jobs

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 at careers@ewre.com.au

Want to have fun and
enjoy being at work?

Then apply now.

careers@ewre.com.au

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

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5 simple steps in make your house stand out

Selling your property takes time, effort and a little help from the experts. Showcasing your property in the best light will make a big difference to its value.

Street Appeal

First impressions count! Mow the lawn, tidy and water the garden, plant some blooms, clean gutters, remove cobwebs, sweep the path.

Minimise Clutter

Create light and space. Open the curtains. Remove excess furniture and belongings, family photos and half the contents of storage spaces.

Clean the House

Make it sparkle, especially the kitchen, bathroom and windows. Remove all trace of pets. Stop bad odours with fresh air or fragrances.

Interior Update

Wobbly door handles, torn fly screens and squeaky doors can be easily fixed. Consider updating flooring or painting in neutral colours but remember that painting one dull room can draw attention to other unpainted rooms.

Inspect Through the Eye of a Buyer

Walk from the street and through every room, viewing your property through the eyes of a buyer. Make it easy for them to feel welcome and comfortable.



For Sale

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](#)

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.

\$820,000



3



2



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](#)

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.

\$469,000



2



1



1



[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.

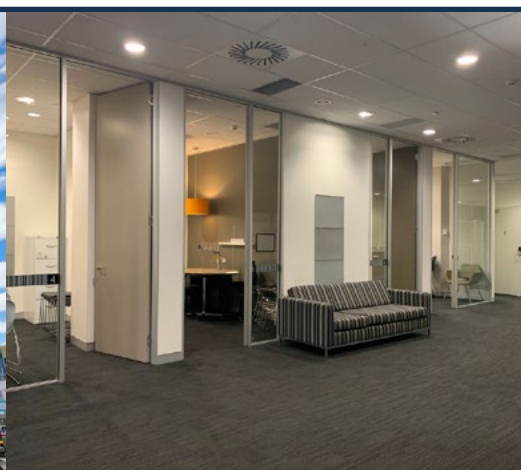
By Negotiation



509

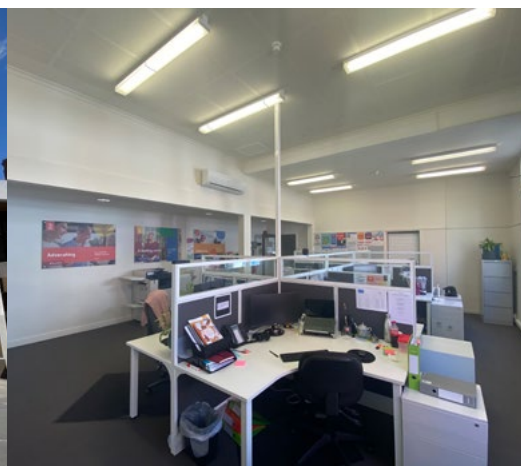
ZONE

Retail



[See more details](#)

For Lease



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



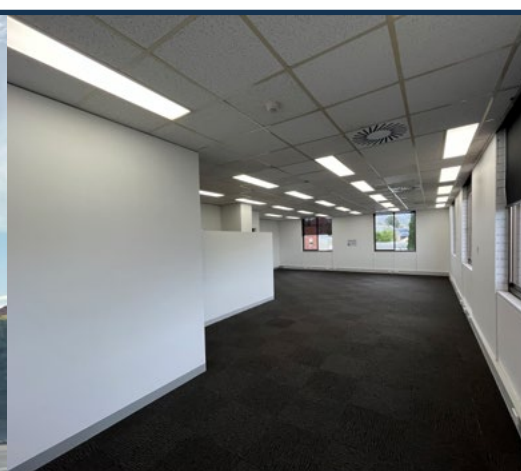
170

ZONE

Office



[See more details](#)



Ground Floor, 199 Maquarie 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.

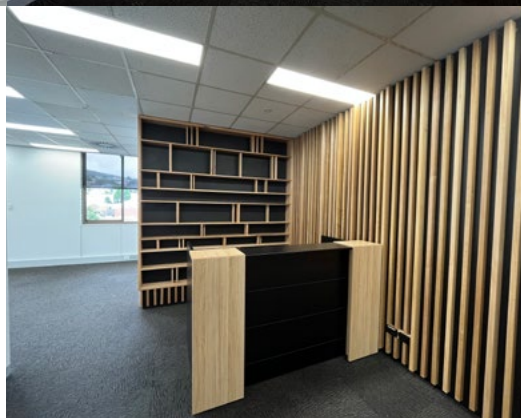
Contact Agent



148

ZONE

Office



[See more details](#)

For Lease



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



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ZONE Offices



[See more details](#)



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.

Contact Agent



149

ZONE Office



[See more details](#)

For Lease



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

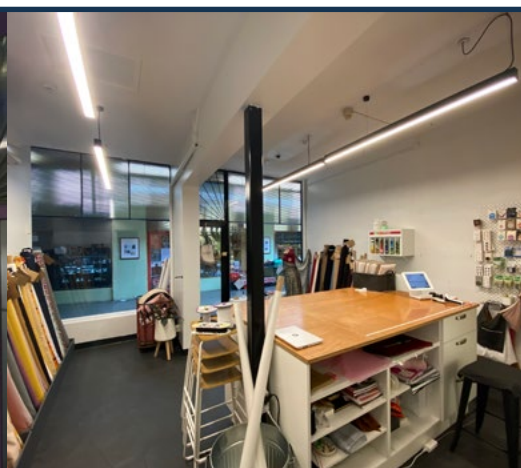


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ZONE Industrial/Warehouse



[See more details](#)



Shop 4 & 5, 64-68 Liverpool Street, Hobart

Located centrally within the Hobart CBD, between Liverpool Street and Wellington Court, the Bank Arcade is adjacent to the Wellington Centre. The tenancy offers full length glass frontage with kitchenette and storage room at the rear. Suitable for a long term retail operator who will compliment the existing tenants.

Contact Agent



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ZONE Retail



[See more details](#)