

HOBART TASMANIA

Property Magazine

17 February 2023

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



9 Vicary Place Rokeby

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.

The back yard is fully fenced and has a beautiful deck to cover any entertaining needs, in addition there is a large garage/workshop at the end of the drive.



[See more details](#)

\$449,000



3



1



3

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



1/256 Bathurst Street, West Hobart

A pleasant two-bedroom apartment on the city fringe offers perfect position for a city base, first home or investment opportunity. Built circa 1977, this apartment enjoys an updated kitchen space, built in wardrobes in both bedrooms and a modern bathroom complete with vanity, toilet and shower over bath.



\$565,000



2

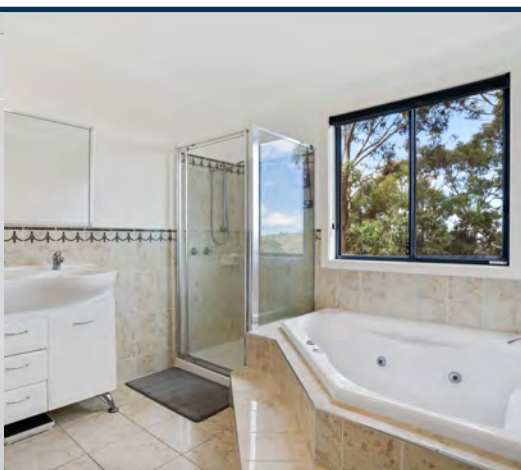
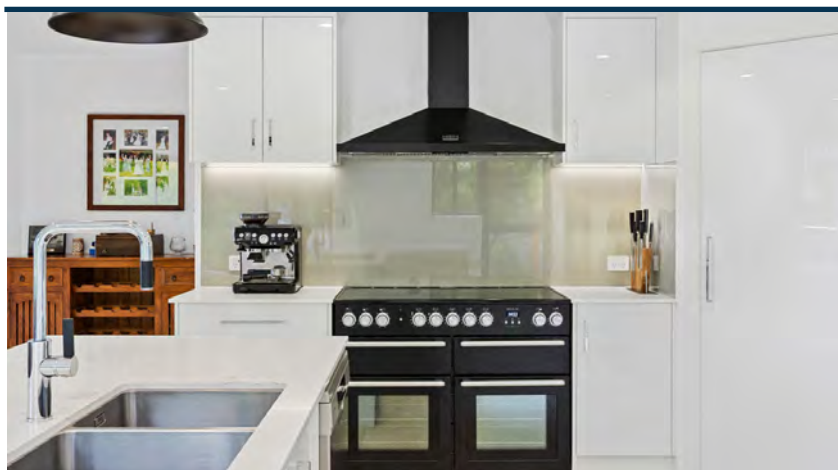


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[See more details](#)



63 Hillcrest Road, Tolmans Hill

A stunning, spacious and sun-soaked family home welcomes you into its serene and tranquil setting at 63 Hillcrest Road. This home has all that one could yearn for with multiple living spaces, 4 bedrooms all with built ins, 2 bathrooms, great sized double garage with incredible storage throughout the property and a kitchen to make you the envy of anyone and everyone you meet.



\$1,250,000



4



2



4

[See more details](#)

For Rent

10 Welcome Avenue, Kingston

The property comprises of a well-designed open plan, kitchen/ dining/family area with plenty of cupboard space, induction cook top, dishwasher and plumbing available, ready for your ice maker fridge. There are four double bedrooms, three with built in wardrobes and the main with walk through wardrobe, leading through the ensuite.

\$650/wk



4



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6



[See more details](#)

1/25 Amanda Cres, Sandy Bay

This fantastic top floor unit is situated in an elevated position offering stunning views in a quiet location.

Recently updated throughout this unit offers 2 bedrooms, open plan living, kitchen, bathroom and separate laundry.

\$485/wk



2



1



1



[See more details](#)

1/7 Una Street, Mount Stuart

Idyllically positioned, this superbly presented free standing unit offers expansive views of the city and surrounds.

Two generous-sized bedrooms, both fully carpeted and with built in wardrobes. Separate lounge room with fabulous outlook and heat pump.

\$420/wk



2



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1



[See more details](#)

51 Rantons Road, Dodges Ferry

Perfectly situated directly across from a delightful beach, with pristine water views you will discover this absolute gem of a home.

Property has undergone a total transformation which includes new kitchen and bathroom, along with being repainted throughout, plus new flooring and blinds.

\$475/wk



2



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0



[See more details](#)

For Rent

16/9 Sackville Street, Hobart

Centrally located in a prime city position - very comfortable and spacious single level apartment comprising 2 good sized bedrooms with floor to ceiling wardrobes and access to a private balcony; modern kitchen, white goods, open plan living, dedicated laundry room and secure undercover garage parking. Ideally suited to working professionals looking for a vibrant city lifestyle with all amenities at your doorstep.

\$595/wk



[See more details](#)

422 Elizabeth Street, North Hobart

This fabulous period home circa 1880 has been fully transformed into a modern showpiece whilst maintaining and enhancing original craftsmanship.

The home showcases exposed brickwork, original floorboards, elegant staircase, sandstone walls and even original tram lights as stylish fittings.

\$850/wk



[See more details](#)

3/14 Sheoak Court, Kingston

In popular Kingston, located at the end of a quiet cul-de-sac and only one of three units on the block is this two bedroom unit.

The unit comprises of a neat kitchen and open dining space, spacious living area, walk in robe in main the bedroom & a built in robe in second bedroom. A small private fenced rear yard. Carport for one car and new carpet & vinyl will be installed.

\$440/wk



[See more details](#)

69 Russell Road, Claremont

If you are looking for a sizable family home that offers a flexible floor plan and extra living space... you will find it here!

Also offers a terrific yard with raised planter beds and plenty of secure play area for the kids.

Situated in a quiet area with Claremont shopping centre and all its amenities just a short drive away.

\$495/wk



[See more details](#)

Santa's been and gone...

Did you have similar plans?

For many people, 2022 was the year of 'catch-up'. There was plenty planned and achieved for the year, however not everything got done.

For many home owners, this included moving.

Much was made of changes in the property market throughout last year – but one thing is certain; strong demand for good property continues.

At Edwards Windsor we are still experiencing high levels of buyer enquiry.

If you are considering selling and would like to know the current value of your property, come in and speak with us today.



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Who are you moving in next door to?

BY PETER O'MALLEY Author - Inside Real Estate



“

The one question home buyers often fail to consider – who are the neighbours, and will we be able to live harmoniously next door to them?

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In the smash comedy hit movie, 'Meet the Fockers', Robert De Niro plays the father-in-law from hell. If you are like Greg Focker and have crazy in-laws like De Niro's character Jack Byrnes, the good news is you probably don't have to live next door to them. Someone else does.

You can avoid crazy in-laws a lot easier than you can avoid crazy neighbours.

The one question home buyers often fail to consider – who are the neighbours, and will we be able to live harmoniously next door to them?

Given the many considerations a buyer is looking to fulfil in their purchase, meeting the neighbours before buying is one task many people unintentionally overlook. The right neighbours can become lifelong friends and make your time in a home all the more enjoyable. Unfortunately, the opposite is equally true. The wrong neighbour can make living in the home unbearable.

Inner city living in particular is about confined space and compromise – the same often goes for apartment living. An underrated aspect

of buying a property is a simple door knock of the street or the immediate location. A quick hello to the neighbours highlighting you are considering buying the property currently up for sale will bring you a wealth of local information, information the agent is unlikely to know and/or divulge.

Just as you are looking for nice neighbours, so too are the residents who will remain living in the street or apartment block after the sale has been concluded. When a property does go up for sale, many people cautiously say to themselves or their partner 'oh I hope we get good neighbours'. Good neighbours make day to day life more enjoyable.

What is a good neighbour?

A good neighbour is not a new best friend nor is it someone interested in the minute detail of your life. A good neighbour first and foremost respects you and your right to the enjoyment of your home and you in turn theirs. This means being considerate of each other's space and tolerant as issues arise such as parties, DA applications with the

local council, sharing joint costs and a whole heap more.

In essence, to have a good neighbour, you first must be a good neighbour.

Many neighbours have and will continue to fall out in the Inner City over DA applications. In fairness, they are not always the easiest circumstances to negotiate either. In simple terms, if you are putting the DA into council – aim to be considerate of the impact on the immediate neighbours and understand planning guidelines before submitting an elaborate design that stirs the entire postcode up. If you live next to an underdeveloped site, you are best off accepting the development approval of some kind which is likely to be granted at some stage. Land is just too valuable in the Inner City to leave it underdeveloped.

Many agents will attest to listing properties where the vendor's true motivation to sell is to get away from the neighbours and neighbourhood. There may be no greater motivation to buy the right home with nice neighbours, and avoid meeting the Fockers of this world.

For Sale

12/1 Creswells Row, Hobart

Conveniently located within walking distance of the Royal Hobart Hospital and Hobart waterfront, this apartment offers two ground floor bedrooms and a 3rd mezzanine bedroom, high ceilings with an open and spacious feel, large bathroom on the ground floor and 2nd bathroom upstairs; kitchen/dining and lounge with small sun deck; under cover parking and swimming pool.

\$850,000



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[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



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[See more details](#)

439 Huon Road, South Hobart

Offered for sale for the first time in 20+ years is the property at 439 Huon Road, South Hobart. An incredible opportunity for savvy investors or developers that offers a property with 4 flats on a single title, all of which are tenanted and offer good return.

\$1,100,000



5



4



2



[See more details](#)

10 Oakleigh Avenue, Tarooma

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.

\$845,000



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[See more details](#)

For Lease



50 York Street, Sandy Bay

Ideally situated on the corner of Regent and York Street, this rare and exclusive offering has an approximate floor area of 264sqm and an approximate land area of 411sqm. The versatile premises could suit a variety of uses such as retail, medical, vet and supermarket (STCA).

By Negotiation



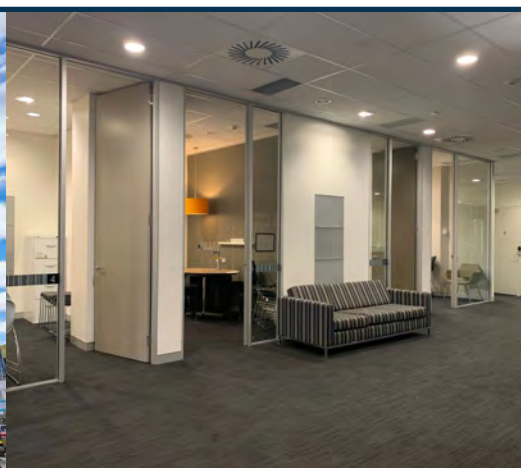
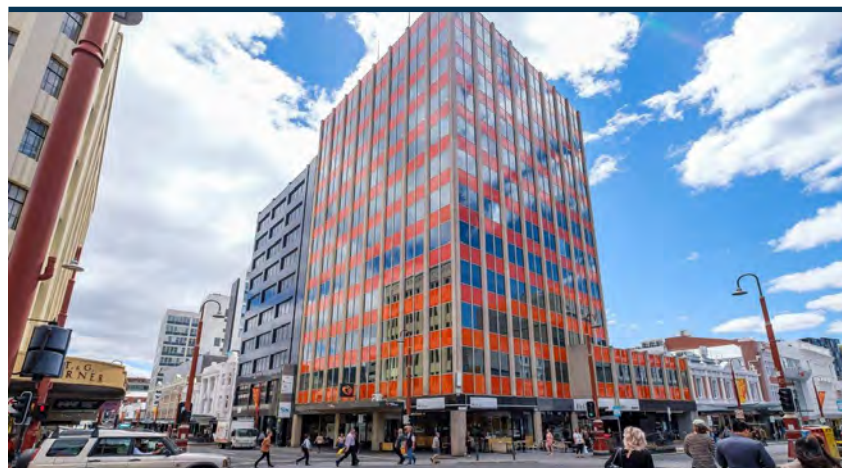
264

ZONE

Retail



[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

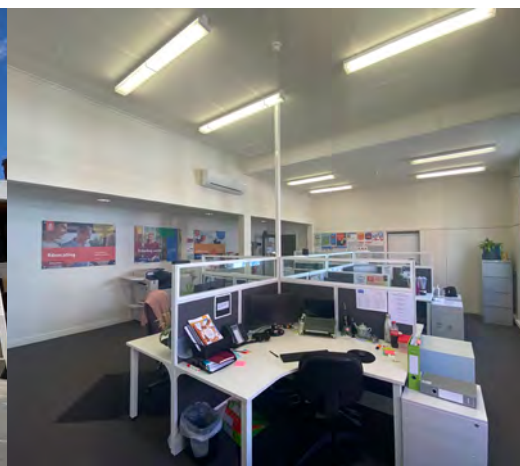
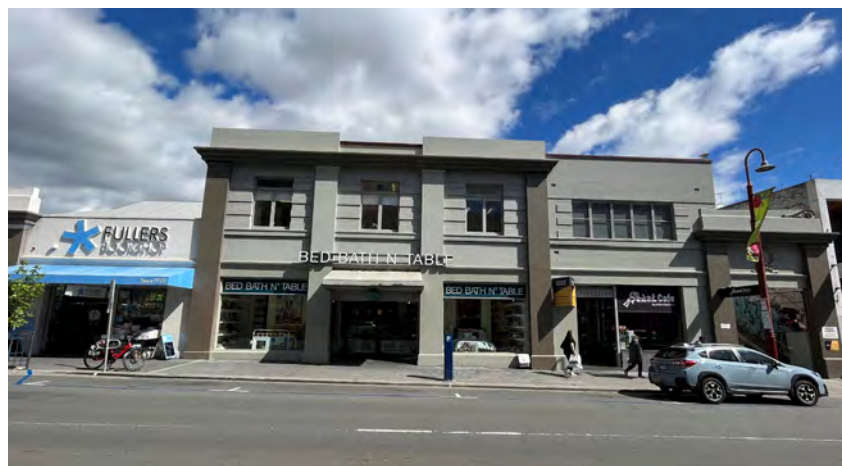
ZONE

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



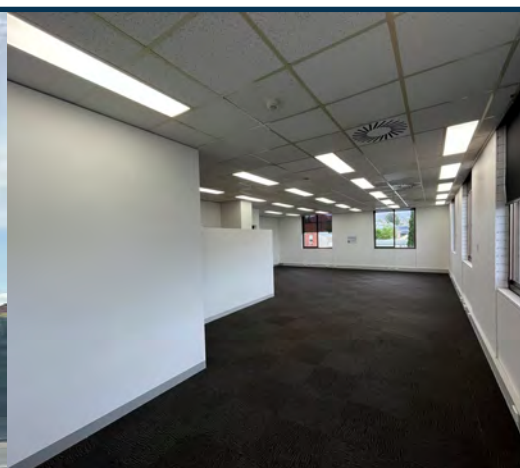
170

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



88

ZONE Offices



[See more details](#)



1 Warneford Street, Hobart

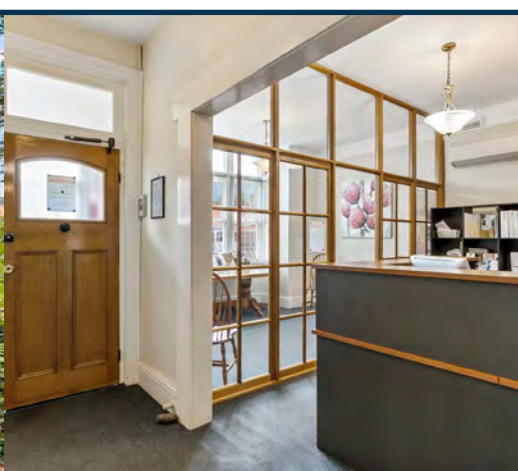
Located on the South side of the CBD, easily accessible with ample parking and nearby public transport. This versatile premises appeals to a number of uses including office, consultancy or medical space.

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



96

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](#)