

HOBERT TASMANIA

# Property Magazine

24 February 2023

FREE

PROPERTY  
OF THE WEEK

**42 Kaoota Road**  
Rose Bay PAGE 2



**Edwards Windsor**

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



# Property of the Week



## 42 Kaoota Road Rose Bay

Rose Bay properties don't often come up, and here in-lies a fantastic opportunity for the savvy buyer! This 149sqm, 4 bedroom home is situated on a generous 920sqm block sporting those sought after Rose Bay views of the Derwent River.

Rose Bay is a small suburb on the Eastern Shore, located between Lindisfarne and Montagu Bay. The location, views and access to both Eastlands and Hobart City have ensured this suburb was and will be a solid place to invest.

There are endless possibilities moving forward for this property, whether you would like to take advantage of the large block and build an additional dwelling (STCA), or renovate the house and capitalise on the value a Rose Bay property such as this provides. The house has a joined kitchen, dining area and a separate lounge at the front of the property. This is really a blank canvas for the right buyer!



[See more details](#)

**\$774,000**



**4**



**2**



**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



## 6/77 Abbotsfield Road, Claremont

A beautifully maintained and lovingly cared for 2 bedroom unit welcomes you inside. Built in 2005 the property enjoys a spacious entry and lounge area that flows into the kitchen and dining. The two bedrooms both have built in wardrobes and the updated bathroom completes the main living areas.



**\$385,000**



[See more details](#)



## 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.



**\$549,950**



[See more details](#)

# For Rent

## 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**



[See more details](#)

## 4/1 Onslow Place, Mount Nelson

This updated unit on the second level offers the ultimate central lifestyle. The location of this property is unrivalled: just a short stroll to Mt Nelson park lands, shops, public transport, and within walking distance of stair access to Sandy Bay & UTAS precincts.

**\$420/wk**



[See more details](#)

## 2/74 Brent Street, Glenorchy

The unit comprises of two good sized bedrooms, both with built in wardrobes, well designed kitchen with plenty of cupboard and bench space adjoining the large dining/living area with electric heating, modern bathroom with bath and separate shower and separate laundry area. There is a private yard area and off street parking for one car. Pets are not considered.

**\$420/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](#)



# For Rent

## 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 show cases exposed brickwork, original floorboards, elegant staircase, sandstone walls and even original tram lights as stylish fittings.

**\$800/wk**



3



2



4



[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**



3



2



4



[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](#)

## 3/37 Waimea Avenue, Sandy Bay

Natural light and generous space will be the initial impression created when you walk into this contemporary one bedroom apartment.

The high quality fixtures and fittings along with the cleverly designed layout will appeal to those wanting the comforts of a large home without the upkeep duties involved.

**\$495/wk**



1



1



1



[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.



## **Edwards Windsor**

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89 Brisbane Street, Hobart



# Article

## The Emotional Investment




### Edwards Windsor


A Property Management  
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 In-House Handyman

 24 Hour On-Line Booking  
System for Tenants... We find  
the best prospects fast

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and Highly Communicative  
Asset Managers

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to discuss your property  
management needs

The excitement of buying a new home for some can be slightly offset by the angst in letting go of their existing home. A common “solution” is to keep their existing home as an investment rather than selling it.

The merits and downside of doing so, vary from case to case but are worth assessing.

The primary consideration in keeping your former home as an investment property is deciding whether you can emotionally detach from it. The reality of being a landlord is accepting that no one will care for the respective property quite like you do, as the owner. This is not to say that tenants or property managers would wilfully neglect the property, but the upkeep of properties is sometimes a labour of love. Particularly character homes and the management of the gardens.

An owner is much more likely to overlook imperfections of a property than a tenant. Therefore, address the issues in your home that a tenant would not and does not have to accept. If not, the property manager will simply be dealing with the respective issues early on in the lease term.

To keep your existing home as a rental property having purchased a new home can sometimes mean you

own an “emotional investment”. An emotional investment being defined as a property that logically you may be better off selling but prefer to keep for largely emotional reasons, for the time being. People who inherit a property often go through the same thing too. Do we keep it in the family or divest? When a property has been in the family for several decades, selling it is difficult even if the business case to do so is apparent.

Those that find themselves taking a work contract out of town and let their primary residence for the period they are away, also find themselves with an emotional investment of sorts. Clearly selling the primary residence for the purposes of a temporary job transfer is impractical. Hence the reluctant need to lease the property for a period.

Before deciding to keep or part with a property that means a lot to you, answer the below questions:

- What is the net dollar income (after running costs) the property will generate for you on an annual basis? Will the mortgage and maintenance costs absorb the income?
- What are the growth prospects in terms of capital growth and rental value?
- The tax implications in regard to Land Tax, Capital Gains Tax and Income Tax?
- Will the rent cover the mortgage on the investment property?
- What are the opportunity costs you will forgo by having the equity tied up in the investment property?
- Does the investment property offer diversity to your overall portfolio or unduly concentrate it in property and/or location?
- Based on the value of the property, what does the rental return represent as an annual % yield on the property?

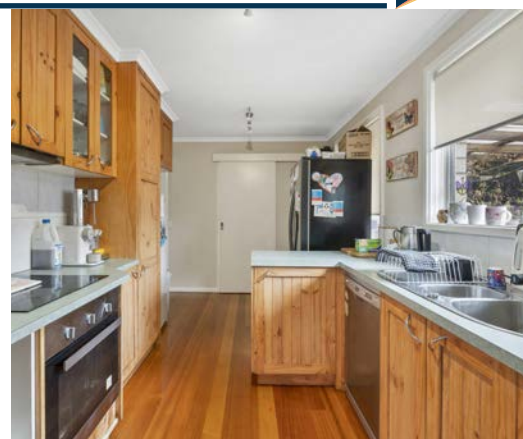
Over time the pull of an emotional investment subsides and becomes more a logical investment play. By sitting down to answer the above questions, you will be better positioned to understand the basis for keeping or parting with the respective property.

# For Sale

## 9 Vicary Place, Rokeby

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.

**\$449,000**



[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**



[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**



[See more details](#)

## 33 Chestnut Avenue, Lutana

A family home on a large block and nestled away at the end of a quiet cul-de-sac offers you an incredible opportunity to transform the house of your dreams. Built circa 1961 the current layout offers a flexible floorplan for a 2 or 3 bedroom and 1 bathroom home with a spacious lounge and dining room facing the water views across the River Derwent.

**\$475,000**



[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**



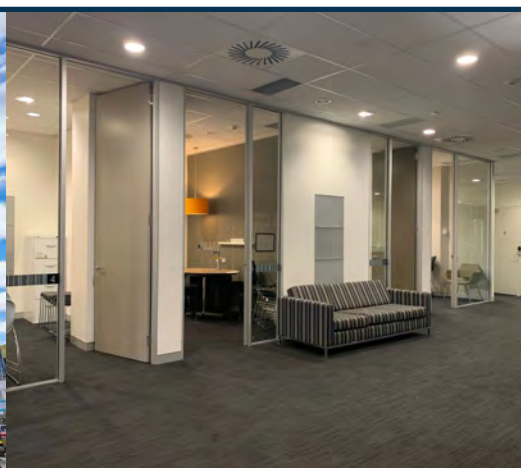
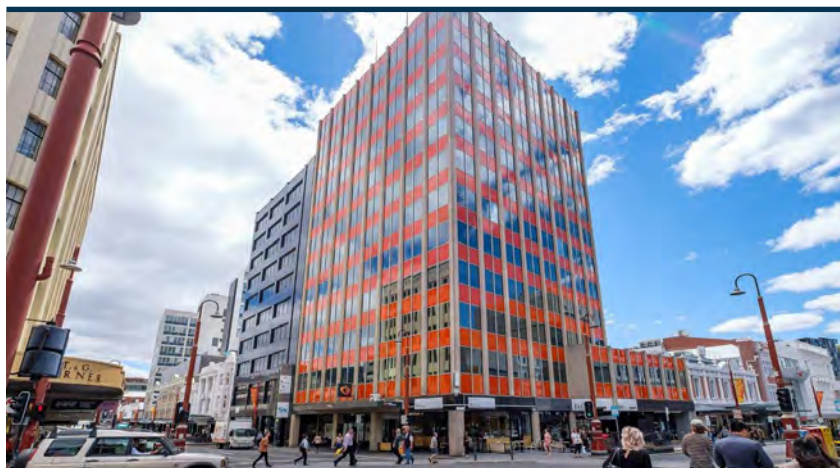
**264**

**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**

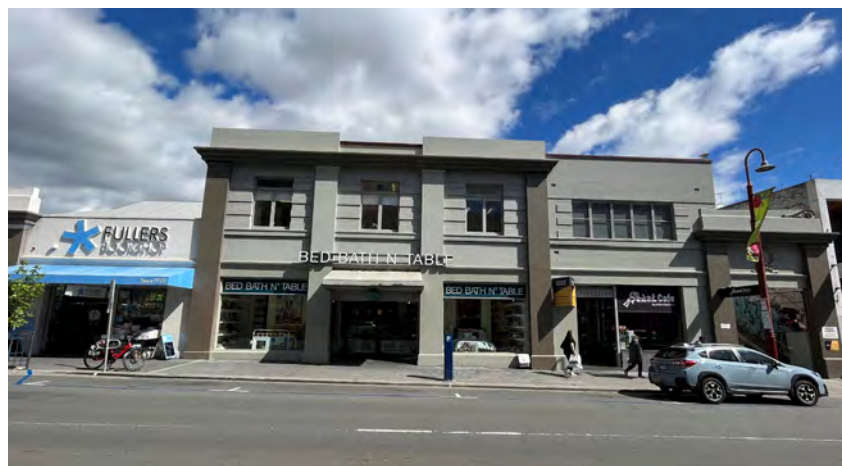
**Retail**



[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.

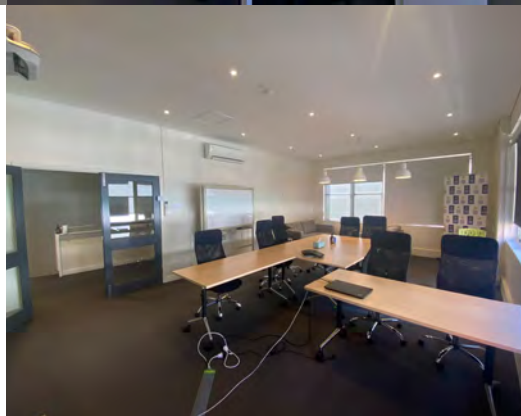
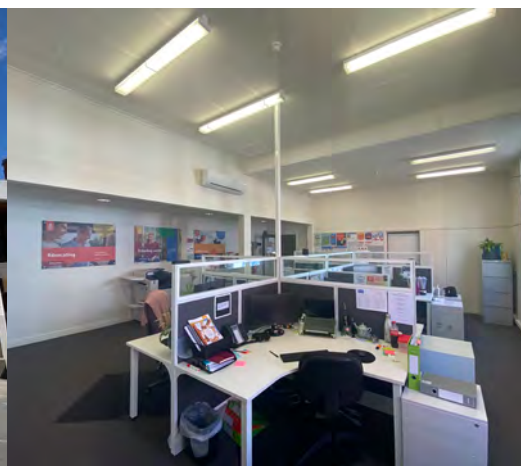
**Contact Agent**



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.

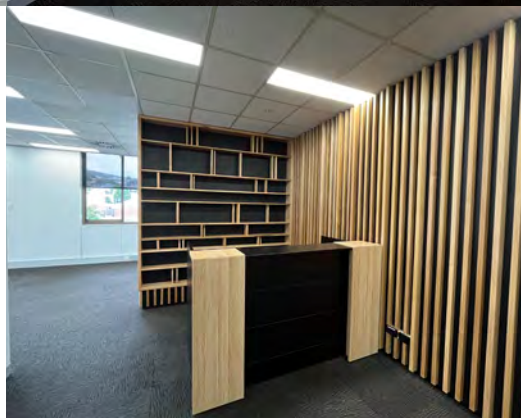
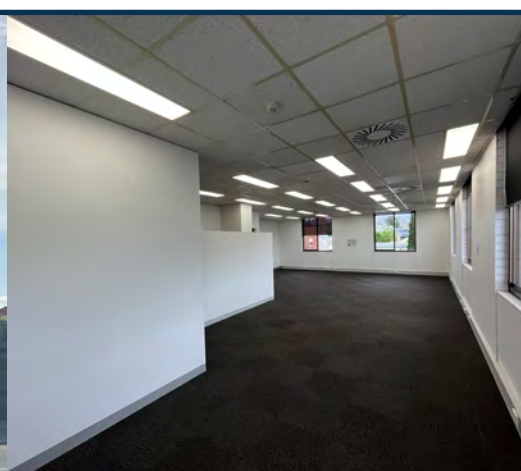
**Contact Agent**



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

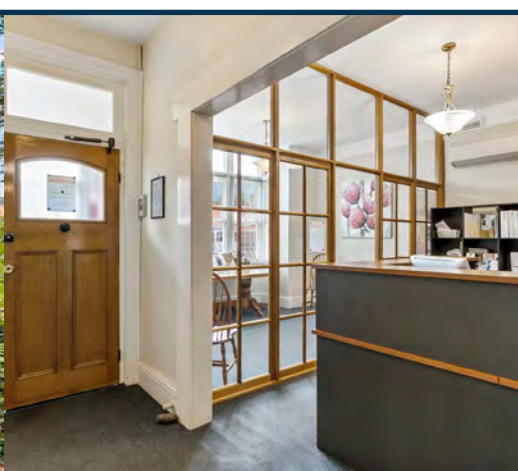
Located on the South side of the CBD, easily accessible with ample parking and nearby public transport. This versatile premises appeals to a number of uses including office, consultancy or medical space.

**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**



28

**ZONE Retail**



[See more details](#)