

HOBERT TASMANIA

Property Magazine

27 January 2023

FREE

PROPERTY
OF THE WEEK

439 Huon Road
South Hobart PAGE 2



Edwards Windsor

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

Property of the Week



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. A fantastic location within walking distance or short commute to Hobart CBD, Kunanyi (Mount Wellington), Sandy Bay and UTAS campuses.

A 2 bedroom and 1 bedroom flat split the top level with a 1 bedroom flat covering the ground floor. Each have their own bathroom, kitchen and lounge spaces with two shared laundry spaces for the three of them. Flat 4 is separate from the main dwelling and comprises a single bedroom and bathroom space, kitchen, laundry and toilet. Off street parking for up to 2 cars is accessible from Wellesley Street, or on street parking with access to the property is available from Huon Road. All of this on a generous allotment of approximately 812 square metres.



[See more details](#)

Expressions of
Interest



5



4



2

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



1/12 Tilyard Street, Montrose

A spacious and superbly maintained unit awaits your attention at 1/12 Tilyard Street Montrose. Built circa 1976 this property has had tasteful and impactful renovations completed on its kitchen and bathroom spaces whilst making best and functional use of its flowing floor plan. Soft and new carpets line the bedroom floors and enjoy well maintained polished timber flooring in kitchen and lounge spaces.

\$400,000



2



1



1



[See more details](#)



422 Elizabeth Street, North Hobart

A beautiful family home is ready for you to fall in love with, filled with character and charm that seamlessly blends with modern renovations. 422 Elizabeth Street offers elegant Georgian character features surrounding the entry and front door. Original timber floorboards in great condition greet you and fill the bedrooms and hall, flowing towards the kitchen.

\$1,200,000



3



2



4



[See more details](#)

For Rent

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 spacious Open Plan Living and kitchen.

\$695/wk



3



2



0



[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



3



2



1



[See more details](#)

30 Collins Street, Hobart

FULLY FURNISHED TOWNHOUSE WITH PARKING, POWER & WATER USAGE INCLUDED

This well presented, fully furnished townhouse is located in the heart of the city and is just a stone's throw away from the Royal Hobart and Hobart Private Hospitals and a short stroll to the Hobart City Centre, Salamanca and the waterfront.

\$690/wk



2



1



1



[See more details](#)

4 Augusta Road, Lenah Valley

This impressive home features extensive living areas with a formal lounge, separate dining and separate kitchen as well as a sun room. There are three good size bedrooms, the main bathroom is off a central hallway. At the rear of the property there is a separate laundry and an outdoor entertaining area. Unfortunately, pets will not be considered at this property.

\$660/wk



3



1



2



[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.

\$600/wk



4



1



2



[See more details](#)

4 Snowgum Drive, Snug

This innovatively designed home offers two bedrooms and a study (or third bedroom), a modern kitchen with granite bench tops and dishwasher, two living spaces and tastefully landscaped gardens. There is a heat pump to keep the temperature well controlled all year around, modern bathroom and separate toilet and laundry.

\$420/wk



3



1



1



[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.

\$600/wk



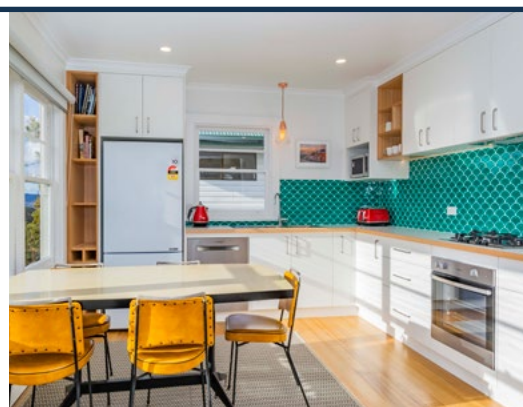
3



1



2



[See more details](#)

10/13 Commercial Road, North Hobart

This unit has a stylish kitchen that has been designed with functionality in mind. Entertaining will be a dream with the wall oven, hotplates, microwave, fridge and dishwasher.

Adjoining the kitchen is the spacious living room area with the plush carpet and electric heating. Sliding door access to the front sun drenched balcony area makes a great breakfast spot.

\$395/wk



1



1

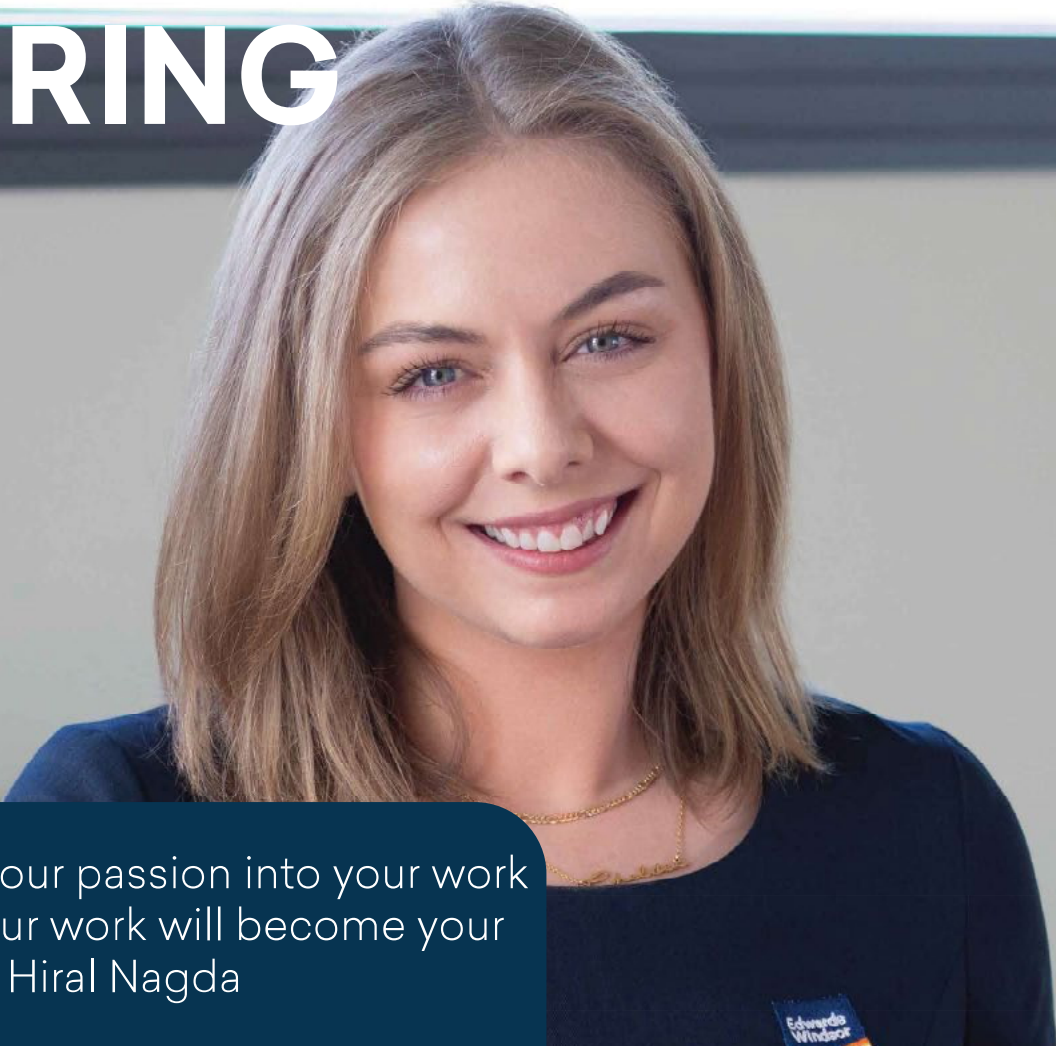


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[See more details](#)

We are HIRING



“Turn your passion into your work and your work will become your play.” - Hiral Nagda

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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Investing in Residential Real Estate

Investing in residential real estate can be one of the most satisfying ways to create your own personal financial freedom.

Unfortunately, it is also full of many shortfalls which many people fail to understand or realise. When buying residential real estate, most real estate agents will quote you a gross rental return on the property. What this figure doesn't take into account are the outgoings of the property.

These include rates, land tax, insurance, body corporate fees, lighting of common areas, real estate agents' management and letting fees and of course, the big one often forgotten about is maintenance. Always think of maintenance over the longer period - for example 5 years. Calculate into this figure the replacement cost of carpets, curtains, light fittings, maybe a hot water cylinder, any external painting that may need to be done and also internal painting.

Generally speaking you will find tenanted properties need refurbishing every 5 to 7 years.

As a general rule of thumb, the total of these outgoings represent about one third of the gross income and this is before you allow for your mortgage costs.

When purchasing residential investment property, make sure you allow for all of these outgoings - it is better to overestimate what they are going to cost you. There are then no unpleasant surprises one or two years down the track which could often force you to sell the property as you can't afford to keep it. If investing in real estate, a good qualified real estate valuer will be able to help you in estimating the outgoings on buying. The small fee you pay them could be worth thousands to you further down the track.

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



[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



[See more details](#)

11/413-415 Elizabeth Street, North Hobart

Very conveniently located at the top of the North Hobart restaurant and amenities strip this one bedroom bedsit offers a fantastic city fringe base. 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.

\$300,000



[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](#)

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.

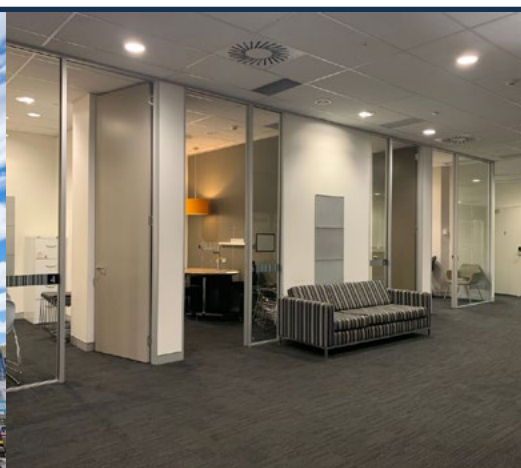
By Negotiation



509

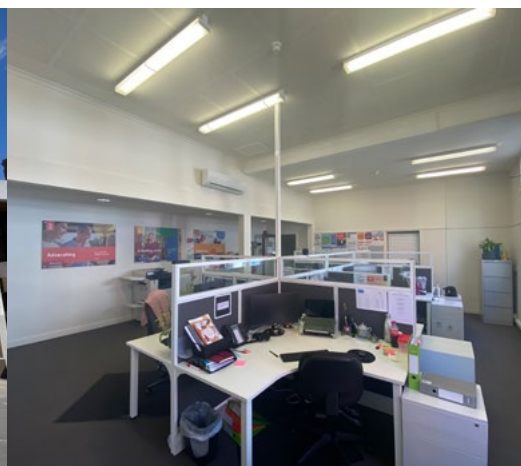
ZONE

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



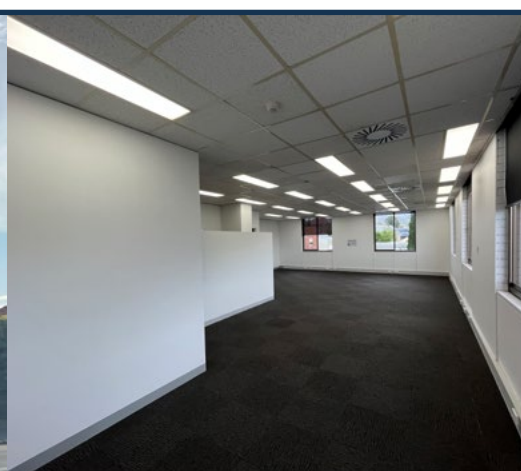
170

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.

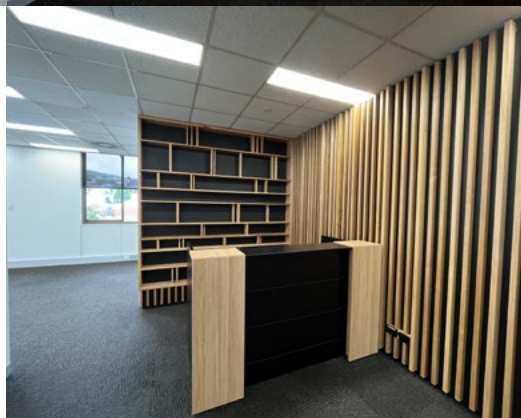
Contact Agent



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



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



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

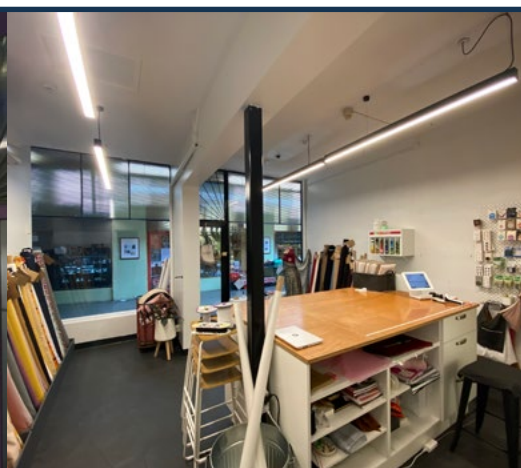


96

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](#)