

HOBERT TASMANIA

Property Magazine

3 February 2023

FREE

PROPERTY
OF THE WEEK

42 Kaoota Road
Rose Bay PAGE 2



Edwards Windsor

6234 5500
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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, 5 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, 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



5



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



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



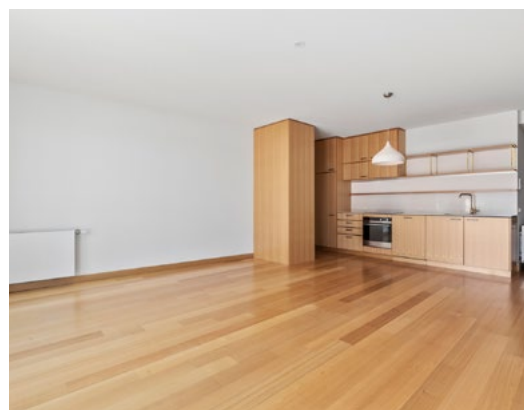
3



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.

\$510/wk



3



2



1



[See more details](#)

150 Brisbane Street, Hobart

Entering through a bright and airy sun room, the property includes three bedrooms, two of which feature built-in shelving and polished floorboards.

The spacious open-plan living area includes a heat pump for year-round comfort, and the kitchen features plenty of cupboard and bench space, as well as a fridge and dishwasher included.

\$660/wk



3



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.

\$645/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](#)

48 Clives Avenue, Old Beach

This substantial four bedroom home offers excellent living spaces with air conditioning along with a wonderful functionality that makes for easy and comfortable living.

There are many features to discover including the superb tiered garden with well placed viewing benches to enjoy the outlook.

\$695/wk



4



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.

\$600/wk



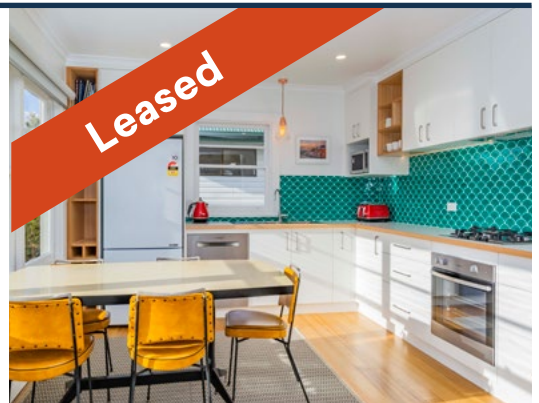
3



1



2



[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



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.



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Article

The rise of the TOWNHOUSE in expensive capital cities



Townhouses have become the goldilocks solution for many buyers during the boom in property prices.

Most market commentary focuses on 'units' and 'house' price performance. Where do townhouses fit in this equation?

In the stats promoted by most research firms, they fall under 'unit dwellings' because many exist on strata title. This generalisation sets up a misread for anyone that categorises a townhouse as simply a unit dwelling.

Recent history has shown that while townhouses may underperform houses, they do outperform apartments/units. Young families have been the main driver of townhouse living.

Townhouses offer them some relief from the exorbitant houses prices yet offer house like benefits and proportions in many cases.

There are some defining differences between apartments and townhouses that help explain this phenomenon.

Strata levies – generally speaking, the levies in townhouses are lower than apartments. Most townhouse developments don't

come loaded with the gyms, pools, and elevators that so many modern apartments do.

These lower levies are particularly appealing to young families looking to manage their mortgage and everyday expenses.

Outdoor space – townhouses usually offer superior outdoor space and possibly a garden courtyard. Again, this is appealing to young families.

Given the average block size of a house has been shrinking for the past 30 years, many townhouses offer reasonable outdoor space by comparison.

Coupled with kids spending more time on wretched digital devices, the 600 sqm block is not in the same demand as it once was.

Not to mention the additional price that would need to be paid for a backyard the kids are all too reluctant to use.

Amenities resemble house – many townhouses may actually offer more amenities than traditional houses. A three-bedroom, one bathroom house in the Inner West of Sydney is likely to sell for more than a three-bedroom,

two-bathroom townhouse that has parking for one or two vehicles.

The modest strata levies are a worthwhile trade-off for many buyers.

Presence – a lot of townhouses enjoy street frontage and presence which can help to create a greater sense of independence. Basic issues such as not having to enter and exit the property through common areas is both convenient and appealing in comparison to apartment living.

Smaller strata – many townhouse developments tend to be smaller in nature, although many large-scale developments in the last 10 years have incorporated townhouses to meet planning regulations and/or cater to the demand.

Renovating a townhouse may also be considerably easier than an apartment, as there tends to be far less property in common.

Townhouse living is not the answer for everyone. However, they do offer a practical solution for those budget constrained buyers looking to purchase a property within a defined location.

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.

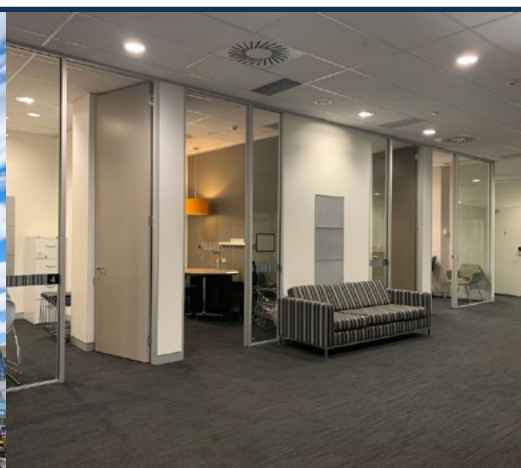
By Negotiation



509

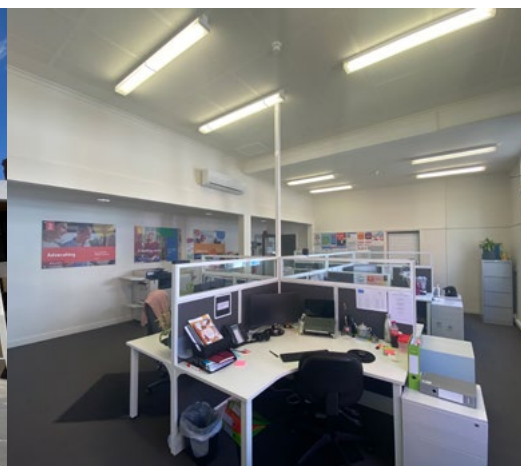
ZONE

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



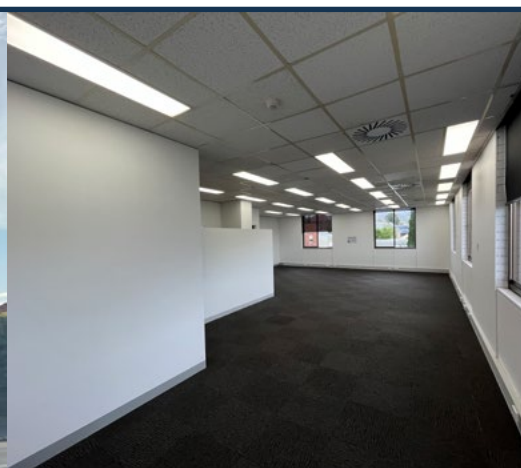
170

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.

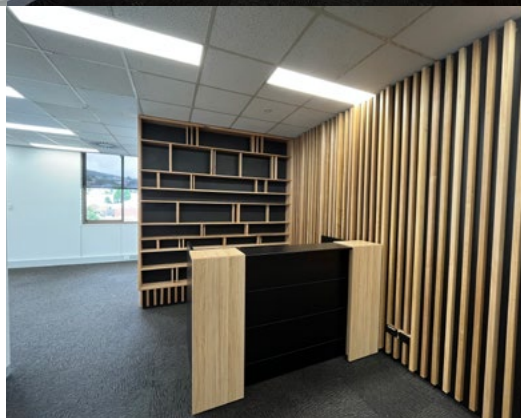
Contact Agent



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



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

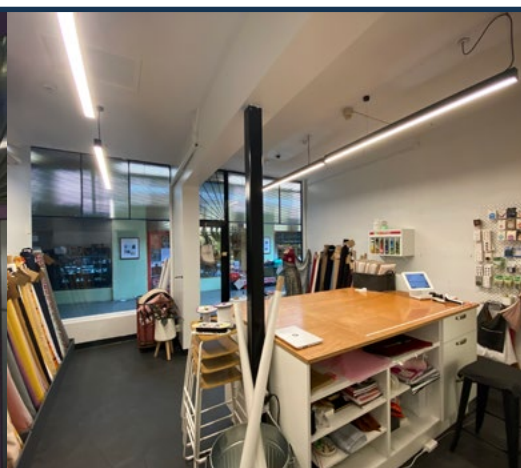


96

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](#)