

HOBERT TASMANIA

Property Magazine

17 March 2023

FREE

RENTAL
OF THE WEEK

1/90 Hillcrest Rd
Tomlans Hill PAGE 2



Edwards Windsor

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

Rental of the Week



1/90 Hillcrest Road Tolmans Hill

Beautifully situated amidst a serene bush setting is this delightfully presented and comfortable one bedroom fully furnished unit.

Whilst it is offered furnished, this is negotiable depending upon tenant requirements.

With its north easterly aspect, it enjoys all day sunshine and encapsulates wonderful views of the Derwent Estuary.

Features & Benefits

- Large master bedroom with mirrored built-in wardrobe and electric heating.
- Modern kitchen with quality benchtops and cabinetry and inclusive of all appliances.
- Open plan living and dining room with heat pump and access to outdoor deck.



[See more details](#)

\$425p/w



1



1



1

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.

\$420,000



[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 Ash St, Lutana

This wonderful three bedroom home not only offers a comfortable and functional space, wait till you discover and experience the peaceful and colourful enchantment of the amazing backyard area.

From small island bridges to interesting pathways and quirky quiet corners this is a garden to enjoy and appreciate.

\$550/wk



[See more details](#)

2/142 Branscombe Road, Claremont

The unit comprises of a large open plan living area with heat pump (and sliding door access to the rear yard area), adjoining the functional kitchen with plenty of cupboard and bench space, three double bedrooms, two with built in wardrobes (the garage has been converted into the third bedroom) The spacious bathroom has a separate shower and bath and there are also separate laundry and toilet areas as well.

\$470/wk



[See more details](#)

12/1B Bournville Crescent, Claremont

This stylish waterfront property all on one level is in a popular homes development on Cadbury Estate.

The open plan kitchen and living area has been well appointed to take in the views, with a small entertaining area off the living room where you can sit and soak up the views out over the Derwent River to Old Beach and beyond.

\$580/wk



[See more details](#)

422 Elizabeth Street, North Hobart

This substantial property is very much that, and offers a highly flexible layout that will interest different types for varying reasons.

Offers three to four bedrooms, with an internal and external entry to the downstairs parent or teenage retreat. Property is fully fenced, with a back gate access to Leonard Wall Reserve.

\$750/wk



[See more details](#)

For Rent

22 Keith White Crescent, Mount Stuart

This beautiful home is ready and waiting for its next occupants! Plenty of room for a family or professional couple, and conveniently located close to parks, schools and only a short drive to the CBD or North Hobart shopping and restaurant precinct.

\$600/wk



3



2



4



[See more details](#)

1/66 Montagu Street, New Town

Available Furnished \$450pw or Unfurnished \$430pw.

This private and stylish renovated two-bedroom apartment is a hidden gem right in the heart of New Town.

Everything from shops, schools, cafes, transport and recreational parks are all within a short stroll of the property.

\$450/wk



2



1



2



[See more details](#)

3/51 Newdegate Street, West Hobart

If you are looking for a home with room to relax and unwind this may be the property you have been waiting for

Located within a few minutes walk to the North Hobart precinct which is home to many restaurants, shops & The State Cinema and still within walking distance to the Hobart CBD and close to transport, is this well presented three bedroom family home.

\$680/wk



3



2



3



[See more details](#)

10 Ruthwell Street, Montrose

The property comprises of a spacious, light filled living area with both a heat pump and inbuilt wood heater, leading through to the dining area which adjoins the modern, functional kitchen with plenty of cupboard and bench space, under bench oven and hotplates, dishwasher and French door fridge.

Pets may also be considered for this property.

\$540/wk



3



1



3



[See more details](#)

Want to sell your property in 2023?

Don't know where to start?



Don't panic! We can help!

Let us remove the burden for you, and give you some peace of mind. We can help:

- Appraise your property to determine a fair market value
- Advise you on the best strategies to get the **HIGHEST PRICE**
- Prepare a customised marketing plan for your property
- Market to active buyers on our database
- Advise on how to prepare your home for sale and manage inspections and enquiries
- **NEGOTIATE** on your behalf to get the **HIGHEST PRICE** for your property
- Guide you through the legal paperwork
- Provide regular communication and support throughout the process

Please call us on 6234 5500 and find out how we can help you sell your property in 2023.

Edwards Windsor

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89 Brisbane Street, Hobart

Selecting a PROPERTY MANAGER

When it comes to investing in real estate, the greatest fear after buying the wrong property is selecting the wrong agent to manage the property. Many investors have found that it is better and safer to actually self-manage their property. However, this is not always a practical solution for investors and therefore finding the right agent is imperative.

The success of an investment property is largely dependent on the property manager. The market conditions may rise whilst you own the property, but if the tenants are constantly in arrears and flee with rent owing whilst the condition of the property deteriorates due to neglect, the success of the investment will be diminished.

A pleasant gain is turned into a painful lesson.



Look behind the glossy brochures and aim to select the person that will manage the property right.

Happy Clients, Communication, Arrears and Condition Reports

The best property managers can be identified by their track record. Indeed, a property manager should be selected by their track record and less so by promises and inducements.

To get a gauge of the property managers track record, ask to speak to past and/or current landlords. Most landlords are happy to offer feedback on a firm's service.

When you get to speak with landlords of the short-listed firm, focus on three aspects of the service. communication, arrears and condition reports.

A Good Property Manager

When it comes to investment properties, "a stitch in time saves nine". A good property manager will be on the front with maintenance issues.

If tenants know that both the landlord and the agent are vigilant about maintaining the condition of the property, they are more likely to treat it well too. A property manager's vigilance in this area is only worthwhile to the degree that the landlord supports them.

A landlord that constantly resists minor maintenance has to accept the consequence if their renovated investment property becomes a neglected shack.

Landlords are well advised to remember that the rent will only keep pace with market growth if the condition of the property is maintained.

The best Property Managers are well informed on legislative changes. The law is constantly changing, particularly during COVID. The best property managers ensure that they communicate these changes quickly and clearly explain how they may practically impact on a respective landlord.

In your search for the right property manager, look behind the glossy brochures and aim to select the person that will manage the property right.

REAL ESTATE SALESPEOPLE WANTED

Have you ever thought to yourself "I'd be good in real estate", yet worried about how you might cope with working 'commission only', or perhaps feared how others may perceive you?

We have on offer a Real Estate Career, with a real difference! A career to be proud of! You will receive full training, and generous salary and bonuses.

On top of this, we provide a genuine team environment, ensuring your enjoyment and success. The more you succeed, the more our clients benefit.

If this sounds like the opportunity you've been looking for send an email with your resume and a covering letter to

applications@ewre.com.au

Salesperson or Property Manager

Selling a service and managing a property are completely different skill sets. It is common for many firms to hire a salesperson to sell the agency's property management service.

Many people understandably but mistakenly put confidence in the sales person they sign the management agency agreement with. It is often only later when something goes awry that the landlord discovers that their investment property is actually being managed by a different person in the firm.

The person that made the promises and offered the assurances is paid a commission for making a sale and then they move on to another sale.

When interviewing agents, if a property manager does not seem overly dynamic, be careful not to rush to assumptions. Remember, you are looking to hire a diligent property manager, not a salesperson. The best property managers have a different skill set to salespeople.

For Sale

12/1 Cresswells Row, Hobart

Built circa 2003 the apartment enjoys two ground floor bedrooms both with built ins and a third bedroom on mezzanine floor. Large bathroom with shower, toilet, vanity and laundry connections on the ground floor with second bathroom upstairs including toilet, shower and vanity. An open kitchen, dining and lounge space with a small sun deck to enjoy a cuppa or three.



\$795,000



[See more details](#)

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.



\$429,000



[See more details](#)

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.



\$725,000



[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.

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



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



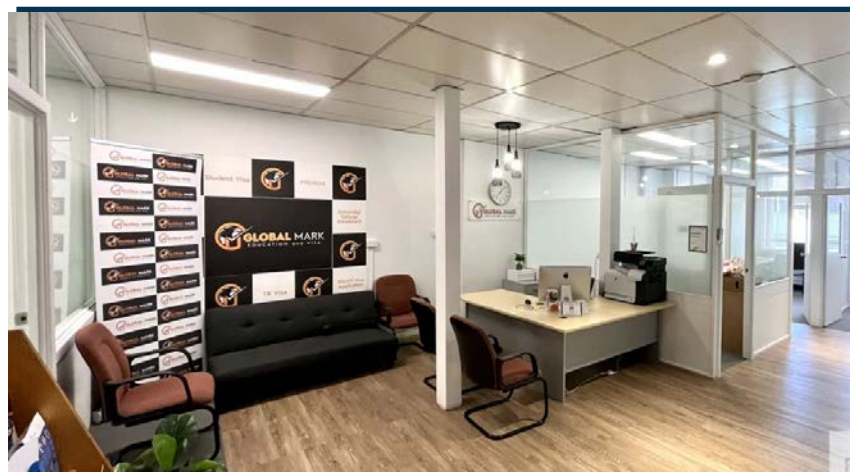
264

ZONE

Retail



[See more details](#)



Level 1, 149B Liverpool St, Hobart

Situated in the heart of the city, this first floor office comprising of approximately 142 square metres would be ideal for business operators needing a central location. The tenancy comprises of four offices, reception, waiting area, storage rooms and separate amenities.

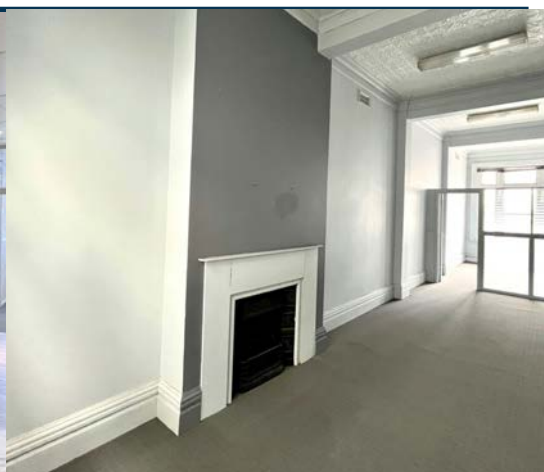
Contact Agent



142

ZONE

Office



[See more details](#)

For Lease



Ground Floor/89 Brisbane Street, Hobart

Located in a prominent position on the northern side of the Hobart CBD, this high-profile corner premises provides a flexible open plan ground floor tenancy.

On-site parking is also available for lease.

\$128,500pa +outgoings
+GST



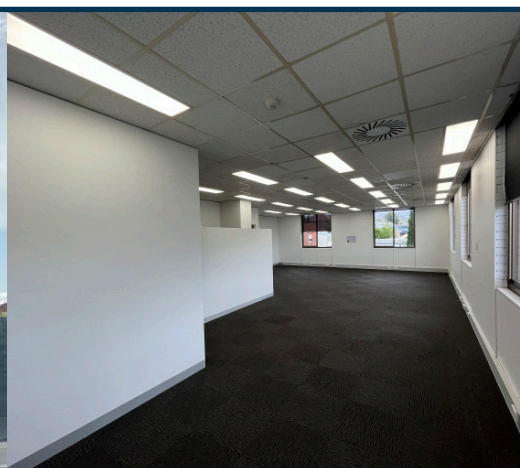
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ZONE

Office



[See more details](#)



Ground Floor, 199 Maquarie Street, Hobart

This prominent building is located at 199 Maquarie 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.

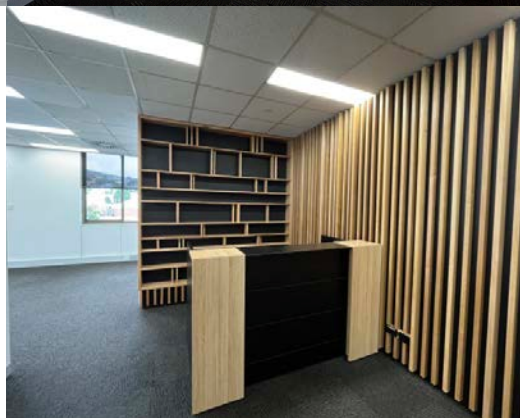
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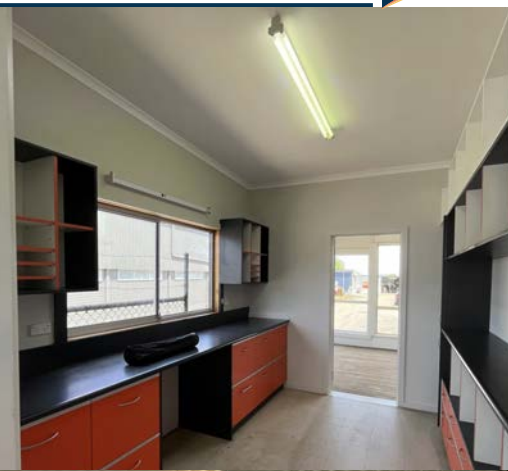
ZONE

Office



[See more details](#)

For Lease



77 South Arm Road, Rokeby

The premise comprises a showroom of approximately 92sqm, with storage/amenities at rear, of approximately 105sqm. Situated at the front of the building is on-site parking for customers, with staff parking at the rear.

Available Now.

\$28,000 pa +GST



197

ZONE

Industrial/Warehouse



[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.

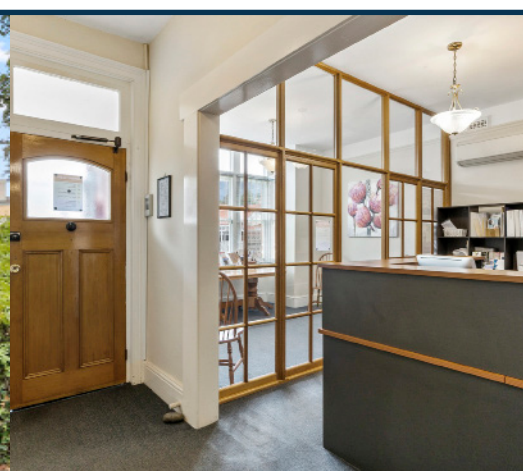
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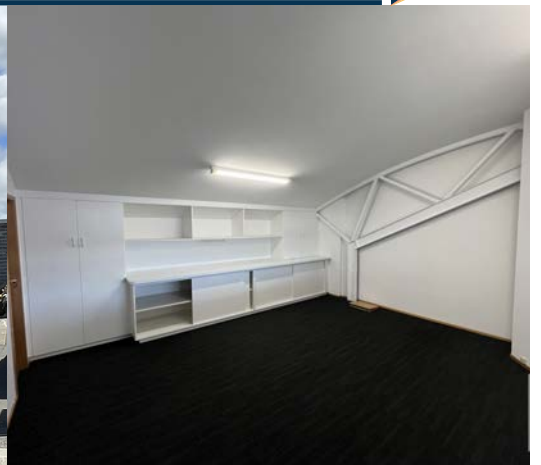
ZONE

Office



[See more details](#)

For Lease



Part Level 1/24 Gepp Parade, Derwent Park

These affordable offices suit a variety of tenants, with the option to lease one office or all six, ranging in size from 7 to 23 square metres.

Available now.

Contact Agent



ZONE Office



[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



ZONE Retail



[See more details](#)