

HOBERT TASMANIA

# Property Magazine

24 March 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](#)

**\$725,000**



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



## 1/1a Browns Road, Kingston

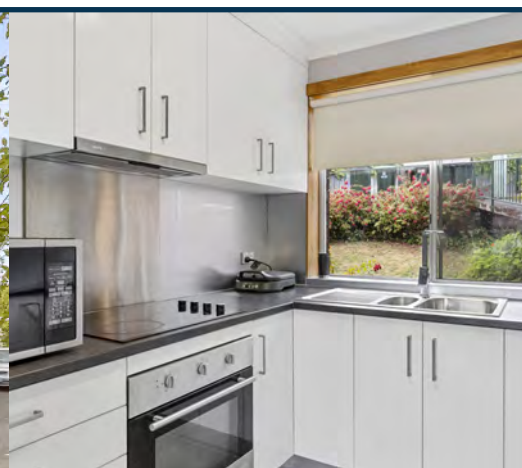
A comfortable and conveniently placed unit that is sure to suit first home buyers and investors alike. This 2-bedroom unit sits at the front of the complex and enjoys a low maintenance yard and level setting. Built circa 1993 with an updated kitchen space and great sized open plan living and dining the 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.



**\$525,000**



[See more details](#)

# For Rent

## 322 Tinderbox Rd, Tinderbox

This home has a great mid-century vibe with open plan living, polished Tasmanian Oak flooring and glass frontage that perfectly captures the stunning views of South Arm, North Bruny Island and the Southern Ocean beyond and only 25 minutes from the CBD.

A private retreat with views, what more could you ask for!

**\$575/wk**



2



3



[See more details](#)

## 4 Amelia Court, Sorell

This spacious three bedroom home is located in a quiet street in one of the newer areas of Sorell.

Featuring three good size bedrooms, an ensuite, and lock up garage with internal access, it is the perfect family home or for a couple who need space for a home office.

**\$495/wk**



3



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3



[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**



3



2



2



[See more details](#)

## 2/206 Harrington, Street Hobart

This upstairs two bedroom apartment is conveniently located only a short walk from the Hobart CBD.

The kitchen includes a pantry, fridge and dishwasher along with a good amount of storage and bench space. The combined bathroom and laundry has been updated and includes a washing machine.

**\$420/wk**



2



1



1



[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](#)

## 66 Mount Stuart Road, Mount Stuart

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.

**\$650/wk**



4



2



4



[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



## The Emotional Investment




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 In-House Handyman

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the best prospects fast

 Stable, Professional, Friendly  
and Highly Communicative  
Asset Managers

 24 - Hour portal access

**Contact us today**

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.

**\$429,000**



**Under Offer**

[See more details](#)



## 1/21 Quarry Road, Mornington

This stand alone unit has a lovely north easterly aspect with plenty of light which flows into the living and kitchen areas. The open plan lounge has a beautiful wooden beamed ceiling and is a lovely place to relax and unwind. There are two spacious bedrooms, both with built in robes and there is a separate toilet and a separate laundry.

**\$429,000**



**Under Offer**

[See more details](#)



## Home Wanted

Leah is looking to move from the Kingston area closer to the city.

Property must have **3 bedrooms and ideally 2 bathrooms** with low maintenance yard and updated or modern interior preferred. Suburbs of interest are **Hobart City, Sandy Bay, North Hobart, West Hobart and some areas of Lenah Valley or New Town may also be considered.** Leah is happy and open to considering stand alone homes as well as apartments or villas. Nice sunny position would be ideal and a view would be a bonus. Leah is ready to get moving and actively looking for property now up to the **\$800,000 mark.**

If you have a property that would suit Leah's needs, or know of someone that does, **please contact Edwards Windsor today** for a private and confidential discussion.



# 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**



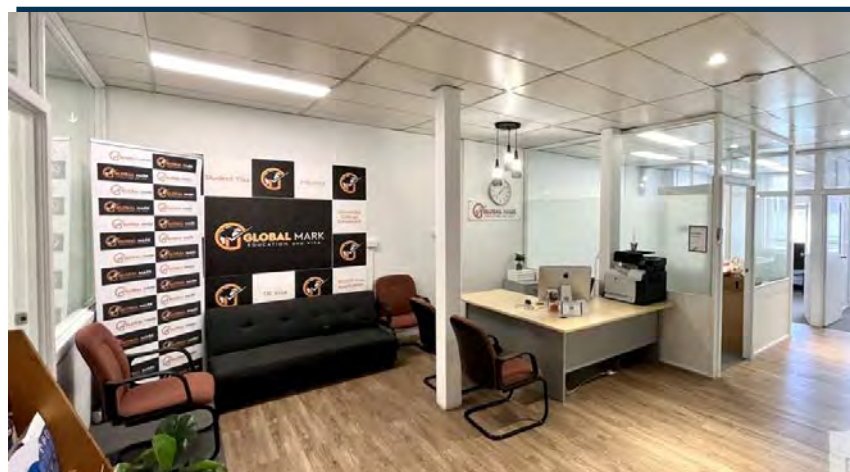
**264**

**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



**400**

**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**

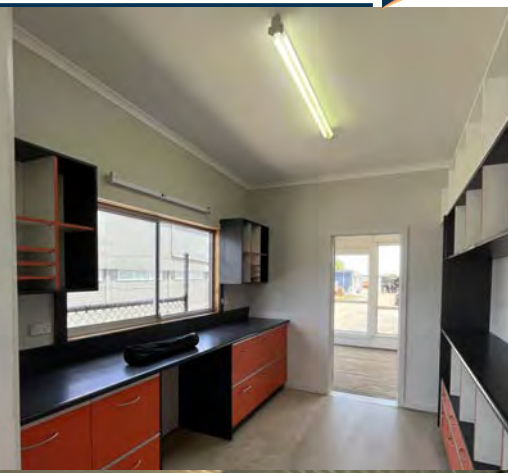
**Office**



[See more details](#)



# For Lease



## 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.

**Contact Agent**



**149**

**ZONE**

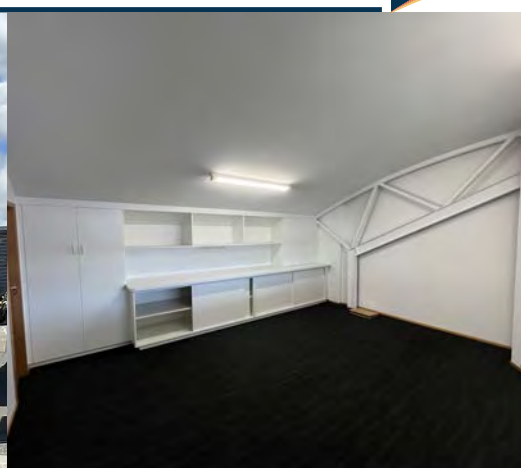
**Office**



[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**

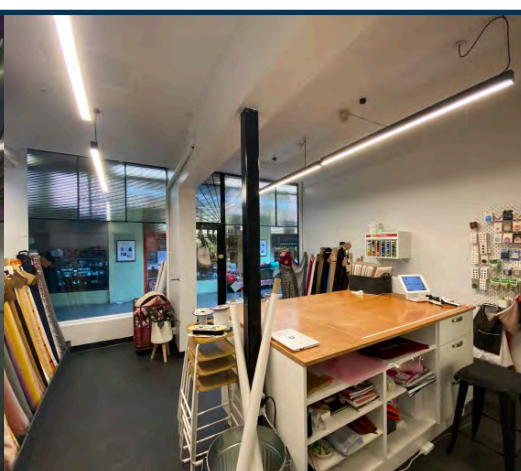


23

**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**



28

**ZONE Retail**



[See more details](#)