

HOBERT TASMANIA

# Property Magazine

3 March 2023

FREE

RENTAL  
OF THE WEEK

**422 Elizabeth Street**  
North Hobart PAGE 2



**Edwards Windsor**

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



# Rental of the Week



## 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.

The home offers a delightfully welcoming front verandah, three large bedrooms, along with two separate bathrooms, courtyard and a large storage shed that also makes an excellent workshop or garage.

The renown local restaurant and café strip will become your easily accessed “backyard” with its convenience.

We are happy to consider appropriate pets.



[See more details](#)

**\$750p/w**



**3**



**2**



**4**

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

## 1/5 Fiani Court, Kingston

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.

**\$470/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](#)

## 2/21 South Street, Bellerive

With beautifully polished boards, the unit comprises of one bedroom with large built in wardrobe, new kitchen adjoining the living area, with heat pump (still to be installed) and access to the front balcony area. The spacious, modern bathroom incorporates both the laundry and toilet areas.

**\$380/wk**



[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.

**\$720/wk**



[See more details](#)

# For Rent

## 1 Lynmore Way, Midway Point

Stylish and comfortable is how you will discover this newly built modern home that offers all the features to accommodate the contemporary family.

With nearby playgrounds and a level fully fenced yard in a quiet street it is a wonderfully safe environment for young children particularly.

**\$650/wk**



3



2



4



[See more details](#)

## 5 Alcides Avenue, Lenah Valley

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.

**\$540/wk**



3



1



2



[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.

**\$550/wk**



3



2



3



[See more details](#)

## 322 Tinderbox Road, Tinderbox

Set below the road this home has a flexible floor plan with generous living spaces, cosy wood heating and full length decking. Entry through the courtyard to the kitchen/dining with the bedroom wing completely separate from the living zones.

The bedrooms are all of a good size all with electric panel heaters and one has a small ensuite with shower and toilet.

**\$625/wk**



3



2



3



[See more details](#)



# Real Estate News

Issue 061

## Marketing- Technology

### 3D Virtual Tours

The use of new marketing tools in displaying real estate listings has always been popular within the industry. Generally speaking the more progressive and contemporary agencies have been quick and eager to embrace new technologies and incorporate them into their marketing programs.

Professional photos have always been at the forefront of most advertising campaigns and this has evolved into walk through tours, decor styling, drone shots, floorplans etc. The latest technology being explored is the "3d virtual tour" presentations, so let's have a look at this.

### 3D Virtual Tours:

#### What are the benefits?

- Provided the quality is high it should give the tenant prospect an accurate portrayal of how the home actually is.
- Prospective tenants can view the property anytime 24 hours a day.

- Accompanied by a floorplan it offers a great perspective of spatial awareness, ideal for sizing and placement of furniture.

- Clever agents embed an application form within the tour itself.

- Prospects are able to have their applications processed far quicker than waiting for an open home or showing.

- It is especially convenient for interstate or overseas prospects who do not have the benefit of seeing the property first hand.

- Navigation from room to room or outside/inside should be easy from mobile devices as well as desk top.

- Importantly quality applicants are able to be found faster hence less "days on market" and therefore the property becomes more profitable.

### The Hidden Benefit!!

This is an absolute winner for owners when coming to lease the property after an initial tenant is moving out. The video tour stays on file so the



property can market way production, not inconvenience packing up being taken, marketing sh a mountain ready for disp when attempt its best, wait to achieve ti weeks or eve earnings lost.



## Property Management

Make the switch  
Edwards Windsor  
The change is e

Our Property Management department is continually growing and we have quality tenants looking for rental properties. Rental properties are in high demand and our property management team would love the opportunity to meet with investors to discuss their property management expectations.

We have a fantastic pro team and provide an exce our landlords and tenants.

Contact our frien  
03 6234 5500 tod  
a meeting at your

## Edwards Windsor

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## Real Estate News

Information to Help You When Buying or Selling

Issue 061

### Appointing the **RIGHT** selling agent... for you and your property

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The 2023 Property Market

Santa's been and gone...

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Appointing the RIGHT selling agent...  
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Marketing - Technology  
Property management



Selling a property can be a stressful experience. It can also be a smooth, seamless process. A lot of the success or otherwise of the campaign will come down to the agent handling the sale and the dynamic they have with their respective vendor.

As a property seller, it's crucial to identify and articulate what you want in your selling agent.

Some people will want a high-pressure, high intensity agent. Some prefer a patient, low-key style salesperson. Are you looking for more of a transactional agent or an ongoing professional relationship? Is the number of sales the agent has achieved, more important than the happiness of their clientele or vice versa?

Are you going to select your agent on the price they appraise your home at or on the proposed selling strategy? There are many elements that could be explored to ascertain the best criteria for appointing the right agent.

Some major considerations are outlined below:

**Price v process** - One of the first questions property sellers ask agents during the interview process is "What do you think our property will sell for?". Sellers will get a better idea of an agent's skill set, if they leave the price question until later in the interview process. The reason being, the real estate agent is not a valuer, they are not a buyer. The

Continued page 3

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# Article

## The 2023 Property Market



Finding consensus on how the property market will perform in 2023 is nearly impossible. Analysts are split between a rebound and a continuation of the price declines that occurred throughout 2022.

In fairness, the performance of the 2023 market is ultimately dependent on a few key events and decisions that will fold during the year.

### Mass Mortgage Refinancing

– when RBA Governor Philip Lowe said that interest rates won't rise until 2024, he was clearly proven wrong, very wrong. Due to the

record low mortgage rates on offer during COVID, many households wisely fixed their interest rate whilst the going was good though. These households have not actually experienced an increase in their mortgage repayments, yet.

The mortgage market will be faced with a wave of mortgages being refinanced throughout 2023 and into 2024. Household's ability to meet their significantly higher mortgage obligations will be the dominant factor in determining the market's fortunes this year.

The Property Bears are claiming that this is the issue that will finally bring housing prices back to earth. The Property Bulls believe in the resilience of the Australian economy and the RBA's ability to engineer a soft landing for the property market.

Hopefully we are coming up to peak interest rates. However, the markets should not mistake peak interest

rates for peak market impact. Even if the RBA did not raise rates again in this cycle, there are many households that will experience significantly higher mortgage rates in the second half of 2023.

**Hopefully  
we are coming  
up to peak  
interest rates.**

**Employment** – the labor remains tight, wages are rising and business is crying out for staff. Being employed is the single biggest protection against rising mortgage costs. It provides households an increased ability to ride the market cycle out. The worst case scenario for the property market would be rising inflation, rising interest rates and rising unemployment. This would cause seller supply to rise and buyer demand to fall.

The strong employment conditions and tight stock levels in 2022 saved the Sydney property market from more significant price falls. Prestige property prices barely moved throughout the year, they were extremely resilient. This demonstrates that higher interest rates do not necessarily mean a straight drop in property prices across all markets.

**The RBA** – the retail banks are signalling to the RBA when they talk about steep decline in house prices. They did it at the beginning of COVID in March 2020, offering dire predictions that did not come to pass. And they are doing it again now. In March 2020, the RBA and the Government had scope to make the necessary changes to avoid the worst.

Global markets are experiencing elevated inflation levels and therefore interest rates are being increased to fight the inflation. Financial markets and households are hoping Central Banks pivot in 2023 and halt the rate rises. If Central Banks are intending to pivot on their respective interest rate policy, they are doing a fine job keeping markets in the dark.

**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.





# For Sale

## 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. There is also a carport, so off street parking is taken care of.

**\$429,000**

[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.

**\$449,000**

[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](#)


## 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.

**\$450,000**

[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**



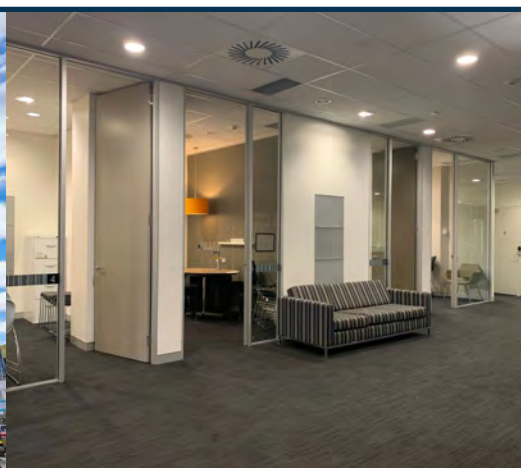
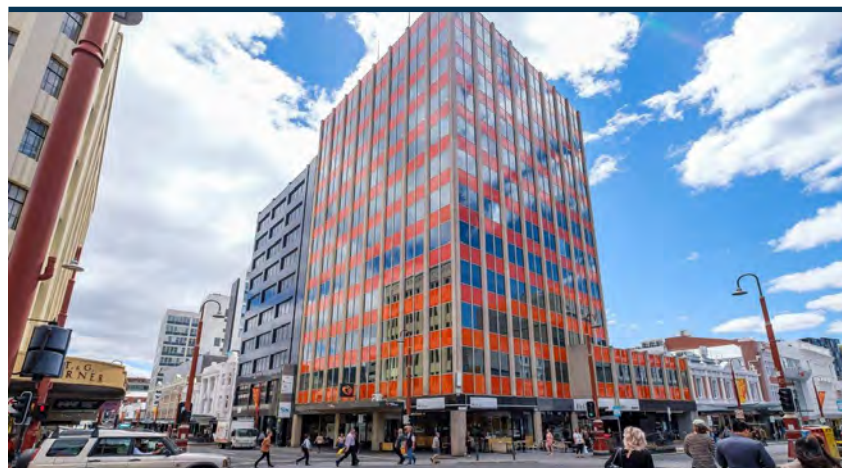
**264**

**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**

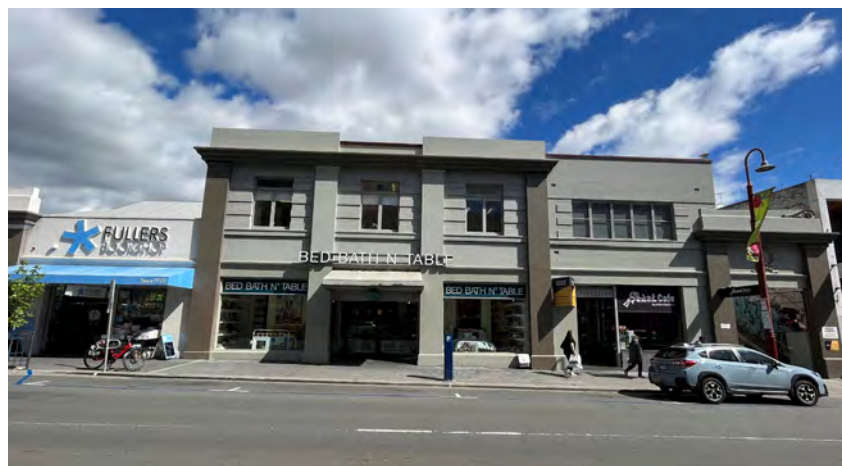
**Retail**



[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.

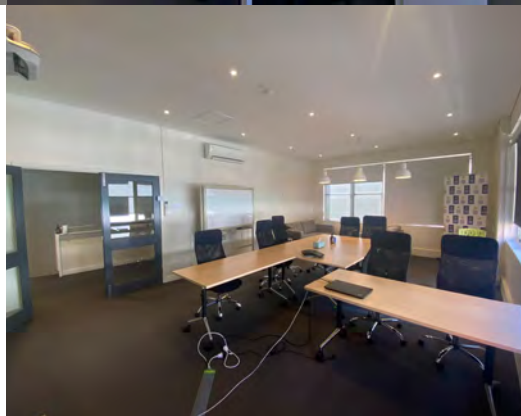
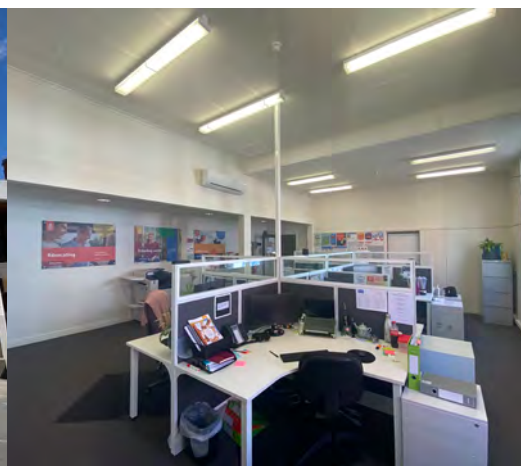
**Contact Agent**



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.

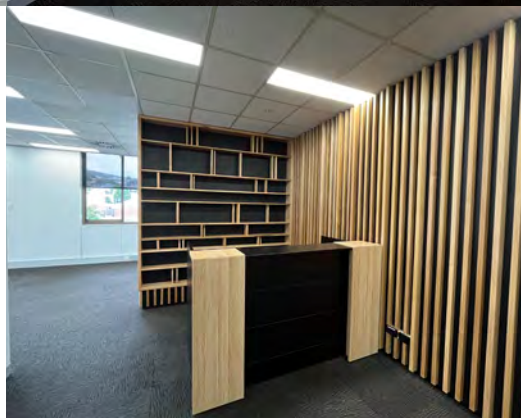
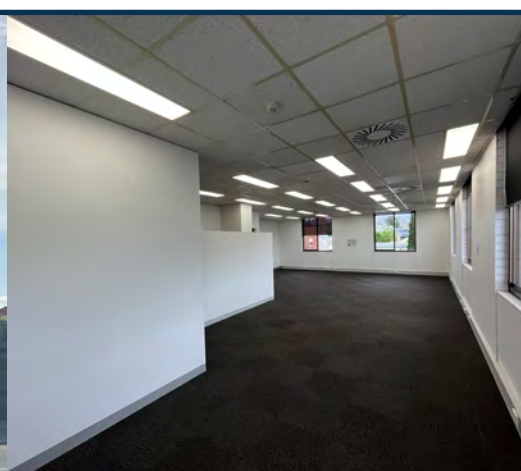
**Contact Agent**



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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

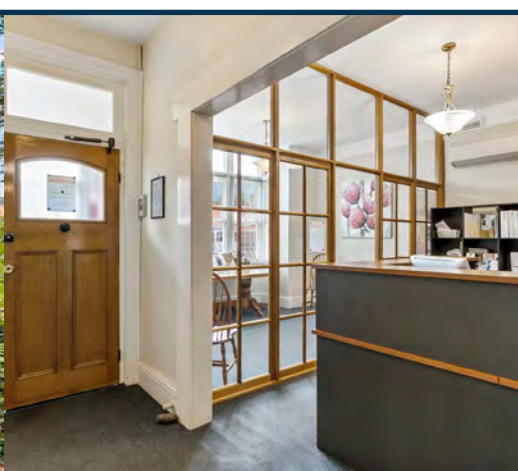
Located on the South side of the CBD, easily accessible with ample parking and nearby public transport. This versatile premises appeals to a number of uses including office, consultancy or medical space.

**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](#)