

HOBERT TASMANIA

Property Magazine

31 March 2023

FREE

RENTAL OF
THE WEEK

90 Woodcutters Road
Tolmans Hill PAGE 2



Edwards Windsor

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

Property of the Week



90 Woodcutters Road Tolmans Hill

This substantial five bedroom home offers sweeping views of the river Derwent and amazingly complemented by an imposing mountain and bush back drop.

The house whilst providing comfortable and flexible accommodation is additionally ideal for those that enjoy an outdoor lifestyle with two entertainment decks.

Features & Benefits

- Master bedroom has bathroom access, built in wardrobes and sliding door to deck.
- Two additional upstairs bedrooms one with views, the other built in wardrobes.
- Fabulous kitchen that will delight the home chef; comprises breakfast bar, twin sinks, dishwasher, pantry and a generous amount of cupboards, shelves and bench space.
- Two way upstairs bathroom has bath, double shower, vanity, mirror and toilet.



[See more details](#)

\$900/wk



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



1/1a 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

48 Susan Parade, Lenah Valley

Wonderfully presented and comfortable three bedroom home that offers plenty for the family.

- Dedicated kids room with built in wardrobes and shelving.
- Open plan practical kitchen with breakfast bar, dishwasher, range hood, pantry along with plenty of storage cupboards and cabinets.

\$550/wk



[See more details](#)

8/13 Commercial Road, North Hobart

This unit offers a lovely modern kitchen, with plenty of cupboard space and stainless steel appliances including under bench oven, dishwasher, fridge and microwave, leading through to the spacious living room with reverse cycle heat pump.

There are two good sized bedrooms with carpet, the main having a large built in wardrobes.

\$450/wk



[See more details](#)

4/1 Onslow Place, Mount Nelson

Don't miss out on this newly renovated, freshly painted apartment. Very comfortable living in a prime location.

Apartment features include:

- Sunny bedrooms with brand new carpet and day/night roller blinds with views over front and rear garden area.

\$395/wk



[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



[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



[See more details](#)

1/145 Sandy Bay Road, Sandy Bay

This apartment offers the very best of city living. With separate living, dining and lounge, 2 sizeable bedrooms, and large undercover rear balconies for entertaining. There is an internal laundry in the main bathroom. This property is convenience, security and comfort all in one.

\$475/wk



[See more details](#)

35 Mason Street, Claremont

This home will suit a small family with its many features and convenient location with a wonderful view towards the Derwent river. It is located close to the bus route, schools and all that Claremont Village has to offer, which is just a quick drive away.

\$480/wk



[See more details](#)

2/6a Moss Park Drive, New Town

This 2 bedroom standalone unit is one of two on the block, with easy access to all the amenities that New Town has to offer.

-open kitchen space that flows through to the dining room to enjoy meals with family and friends

-the main living area receives morning sun and is spacious with a heat pump for the colder months

\$420/wk



[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.

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89 Brisbane Street, Hobart

Do you have a buyer?

By Peter O'Malley, author of Inside Real Estate

The best agents will always be able to introduce buyers to your property without asking for money. If an agent claims to have a buyer, as most real estate agents will, that should negate the need to spend money upfront on advertising.

This runs contrary to the well-known agency business model in which they profit from two things: they leverage your advertising budget to mark their business, not your home, and they use your 'sunk cost' to pressure you to lower your price for a quick sale.

Here's how that model works:

- The agent quotes a high price to the seller, who likes the figure and says, 'Great, how do we go about this?'
- The agent claims this attractive outcome is only possible with a heavy advertising campaign and an auction. At this stage, a set advertising spend for a \$1 million house seems like a sound investment.
- When the auction fails to meet the seller's reserve, the seller either accepts less or passes the property in, wasting the \$5000 spent on advertising.

Heads the agent wins, tails the client loses.

The agent doesn't want or need your \$5000 to find buyers. They want your money to increase your motivation to sell - that is, to meet the mark on auction day. Your \$5000 is also a handy advertising investment in promoting their brand.

Make no mistake, whether or not you spend that \$5000, buyers will come, ready or not, once your home hits the market. If an agent cannot introduce a buyer without cost or risk to you, the problem is theirs, not yours.

When market conditions are healthy, there are some buyers who will always make themselves known to most of the agents in the area they wish to buy into. They are the 'best buyers', who are keen to pay a good price to secure a property now.

An agent who can introduce buyers without cost or risk to you protects your position in the event that you decide against selling or you don't accept the offers that are submitted.

Exhausting your agent's database before committing to needless advertising provides the option of spending that money later if you feel that the campaign lacks exposure. Few people need to take this path, though. Once they hit the market, they realise very quickly that the internet does the heavy lifting at a minimal cost-a cost the agent should be able to carry.

If you spend big dollars upfront on advertising, it will probably go towards advertising to a buyer already known to the agent. The best agents have large databases full of current and active buyers. The cost of sending an email to a database of 15,000 buyers is almost nothing.

An agent who confidently claims and can demonstrate they have potential buyers needs to be scrutinised on another level. Can the agent negotiate well? You don't want the best buyer negotiating with the worst agent. In reality, that could end up costing a lot more than a dud advertising campaign.

As a seller, you should only pay for advertising once an agent has delivered the sale at or above the promised price.

If an agent cannot introduce buyers without cost or risk to you, the problem is theirs, not yours.

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



3



1



3

Under Offer

[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.

\$714,990



4



2



3

[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



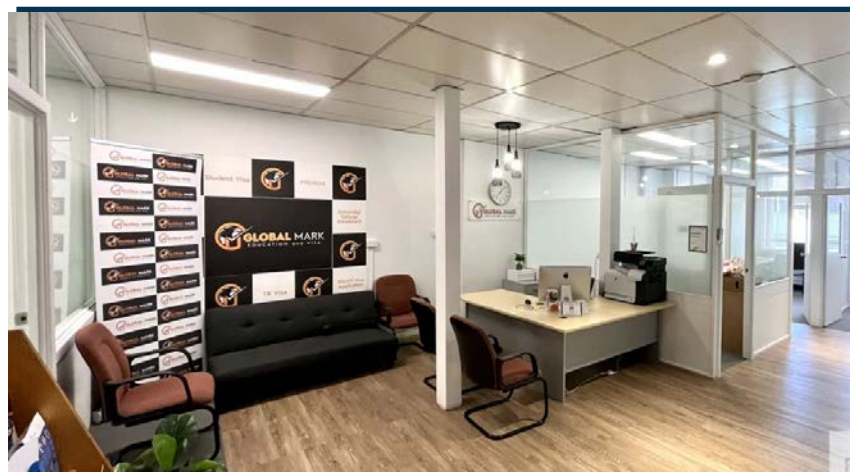
264

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.

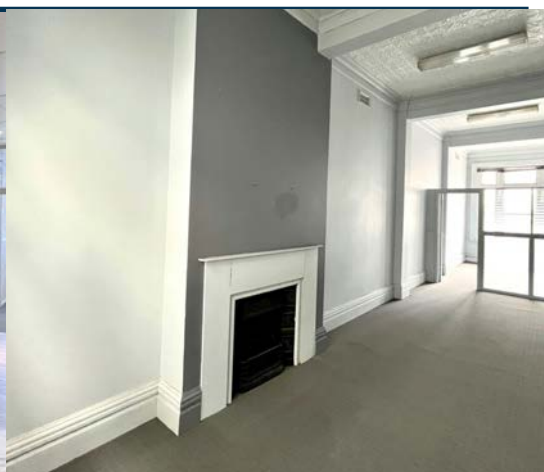
Contact Agent



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



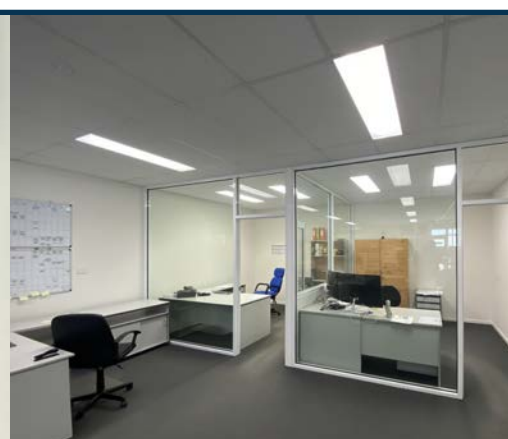
400

ZONE

Office



[See more details](#)



Unit 3/2 Jannah Court, Mornington

High quality office fitout with open plan space and two separate offices at the rear. Alongside the office space is a large storage space.

The unit would be ideally suited for a tradesman, small business, distributor etc. (STCA).

Contact Agent

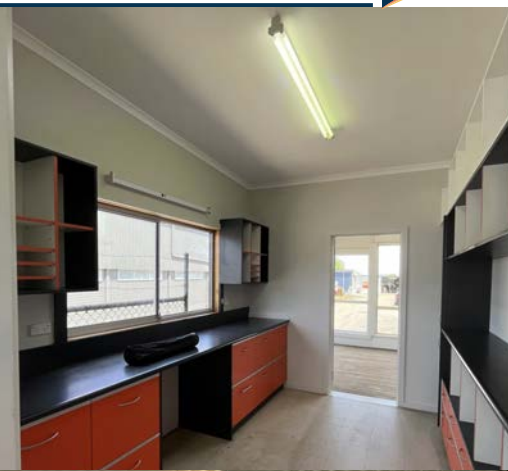
ZONE

Industrial/Warehouse



[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.

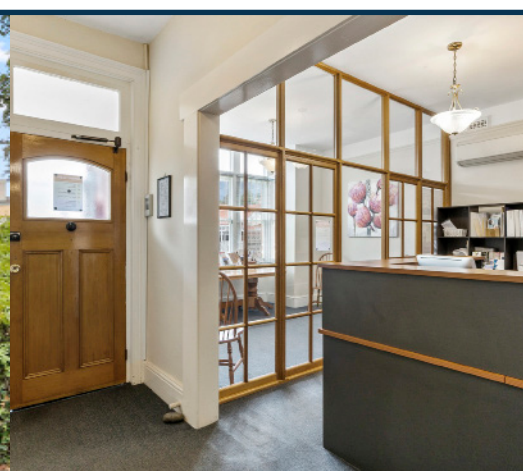
Contact Agent



149

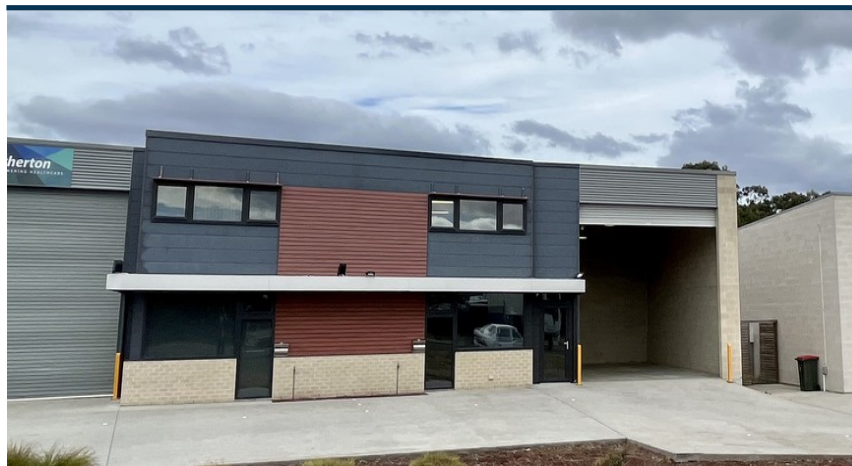
ZONE

Office



[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

A unique warehouse opportunity thoughtfully designed for the small business operator in mind.

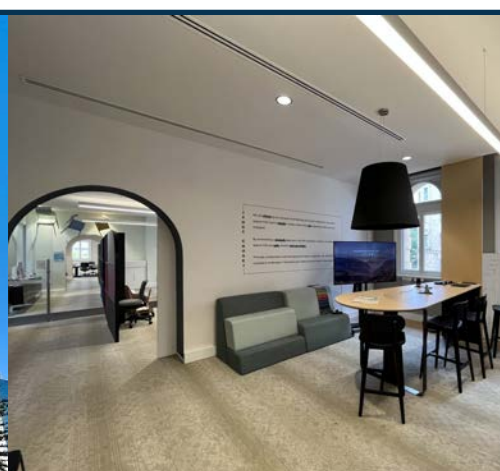
The tenancy features a kitchenette, mezzanine, bathroom, shower, and office spaces.



Contact Agent

ZONE Industrial/Warehouse

[See more details](#)



Part Level 2/9 Elizabeth, Street Hobart

The tenancy allows the flexibility to occupy the suites individually or lease both together. Tenancy 4 is approximately 164sqm and Tenancy 5 is approximately 112sqm. The space offers excellent natural light and modern workspaces ideal for office or showroom applications.

Contact Agent

m² 276

ZONE Office



[See more details](#)