

HOBERT TASMANIA

Property Magazine

14 April 2023

FREE

PROPERTY
OF THE WEEK

48 Olearia Drive
Howden PAGE 2



Edwards Windsor

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

Property of the Week



48 Olearia Drive Howden

The street facing side of the property is constructed from a dark- navy Besser block intended to blend with Kunyani/Mt Wellington, which is visible over the trees. The North facing side of the property is constructed more predominately from glass and Shadow-clad panelling, offering the property a unique and striking aesthetic.

Situated at one end of the house is the main bedroom with a well appointed ensuite, adjacent to a home office space and plenty of storage if needed. Moving to the other end of the house, is the second bathroom and three bedrooms adjoined by a second family/rumpus area.

This house provides huge appeal whether you're an entertainer, bringing up a young family or just wanting to relax and soak up the marvellous views on offer. With a view to sustainability and a design that blends with the surroundings this is truly a proposition to consider.



[See more details](#)

\$1,098,000



4



2



6

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



1/256 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



2



1



2

[See more details](#)



42 Kaoota Road, Rose Bay

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!

\$714,990



4



2



3



[See more details](#)

For Rent

1 Ash Street, 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.



\$480/wk



[See more details](#)

19 Wilson Street, Midway Point

This neat and tidy 3 bedroom brick and tile home features a cosy family feel and an enclosed rear yard for entertaining and enjoying family moments.

Available from the 5th of May, 2023.

\$410/wk



[See more details](#)



90 Woodcutters Road, Tolmans Hill

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

The property is a short drive to local shop, popular Ham Common, walking tracks, playgrounds and is on a regular bus route.

\$900/wk



[See more details](#)



18 Queen Street, Bellerive

Superbly presented and ideally positioned in the heart of Bellerive you will find this beautifully maintained, fully furnished home.

The property has much to offer and is only a short stroll to the beach, Blundstone Arena and an array of cafes, restaurants, general amenities and transport.

\$680/wk



[See more details](#)



For Rent

3/19 Mercer Street, New Town

This very well presented, comfortable and cosy two bedroom unit is superbly located in a quiet street, within close proximity to various schools, services, shops and public transport.

Facing north the unit captures all day sun and offers a welcoming covered front entry porch that also encompasses a small balcony ideal for a morning coffee or after 5 wine.

\$450/wk



[See more details](#)



9 Lorikeet Street, Kingston

Featuring 3 bedrooms and 1 bathroom, this property has recently undergone a complete renovation and offers a modern, stylish and comfortable living space. The open plan living and dining area is perfect for entertaining or relaxing with family and friends, while the large kitchen offers ample storage and bench space, making meal preparation a breeze.

\$570/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.

\$450/wk



[See more details](#)



42 Princes Street, Sandy Bay

This freshly renovated, 3 bedroom home is the perfect combination of convenience, low maintenance and comfort.

Situated in a convenient location for both young professionals and University students.

Unfortunately pets will not be considered at this property.

\$600/wk



[See more details](#)



What is the future of **REAL ESTATE?**



**There is so much talk in the market about property prices going up or down.
How do you know what to believe? And what does it mean for you?**

FACT CHECK

In reality, the 'Real Estate Market' is not a single market. There are thousands of local areas, just like yours. Some are experiencing growth while others offer different opportunities to buy or invest.

So how do you find out what is happening in your local market? Are prices growing, falling or flat?

The best way to get accurate market data is to speak to an experienced local agent.

Get the facts to help you make an informed decision about the future of your property.

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AUSTRALIAN PROPERTY UPDATE

Source: Terry Ryder, Hotspotting by Ryder

Rents To Stay High For Longer

High rents and the severe shortage of rental properties is tipped to remain for some time.

The Reserve Bank of Australia's latest rental report says high demand for properties will continue to force up rents and lock up availability.

Australian Bureau of Statistics figures show vacancy rates are below 1% in all major capital cities and rental increases in 2022 were the highest in a decade.

The RBA report says new rental supply will remain "muted" for years to come with property developers saying higher interest rates and building costs are behind the slowdown in supply.

"The decline in the demand for new dwellings is expected to weigh on overall dwelling investment over the next few years. As a result, vacancy rates are likely to remain at low levels," the report says.

Housing Minister Julie Collins says the solution to the rental stress is for all levels of government to put substantial investment into new social and affordable housing – a comment which confirms that politicians don't understand the problem.

The National Housing Accord aims to co-ordinate state and federal government departments with construction firms and institutional investors to help deliver one million new homes in five years from 2024.

Auctions Lift Extends Beyond Seasonal Bounce

The auction market has bounced back, with clearance rates hitting a 12-month high.

Domain's latest Auction Report Card says the clearance rate for the combined capital cities hit 65% in February. Sydney had the highest clearance rate of 69%, followed by Adelaide's 68%, Melbourne 64%, Canberra 58%, and Brisbane 52%.

CoreLogic reports shows clearance rates above 70% during March.

Domain chief of research and economics Nicola Powell says the increase in clearance rates is in line with the seasonal post January jump in auction listings.

"Historically, clearance rates tend to bounce early in the year, and they are often higher than the previous year had closed, but it is too early to use this as a measure of green shoots within the property market, given the normal seasonal bounce that occurs in February," she says.

But CoreLogic figures show auction clearance rates in 2023 to date have been substantially higher relative to late last year.

SQM Research's Louis Christopher says, while increased auction clearance rates are typical during this time of year, "it's now getting to the point of being beyond a seasonal thing".

"There's something more to it than that now," he says. Christopher says despite the good clearance rates it is too early to determine if the market has bottomed.

Rising Rates Won't Dampen Prices

Rising interest rates won't dampen house prices, according to a new report by Quay Global Investors.

It says the market is over-estimating the power of interest rates and that the combination of rapidly rising rents and low supply during a period of high demand, means prices will continue to increase.

It says the conditions in the market at the moment are similar to those during some of the strongest periods of property price growth.

The report says there have been many occasions when property prices have moved out of sync with interest rates in Australia.

The latest figures show that during March there were no price declines in any mainland capital city. The median house price for the combined capital cities rose by 0.5%.

Chris Bedingfield from Quay Global Investors says the Australian property market is complex.

"It is not all about interest rates," he says.

Rental supply will not improve significantly in the short term, according to CoreLogic's Eliza Owen, as there has been a 47% decrease in the number of property investment loans.

"The reduction in new investment purchases exacerbates the issue of low rental supply and rising rents. Australians need a new source of investment in rental accommodation," she says.

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, or simply move in and enjoy the comforts of your new home from the get go.

\$420,000



2



1



1



[See more details](#)

10 Fords Road, Geeveston

This peaceful, near level residential block of 796m² with water, power, NBN already in place is waiting for you to build the home of your dreams.

Geeveston is the gateway to the Hartz Mountains National Park, and this block is located within easy walking distance to amenities including schools, cafes, shops and the popular Heritage Park.

\$185,000



[See more details](#)

Home Wanted

Sumar is looking for an **inner or city fringe property** for himself and his family. Preference is for an established house with modern features though modern apartments with private parking may be considered. **3 bedrooms, 2 bathrooms as a minimum** with private yard or low maintenance garden also desired but not a deal breaker. **Sandy Bay, Battery Point, West Hobart and Hobart City areas considered.**

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



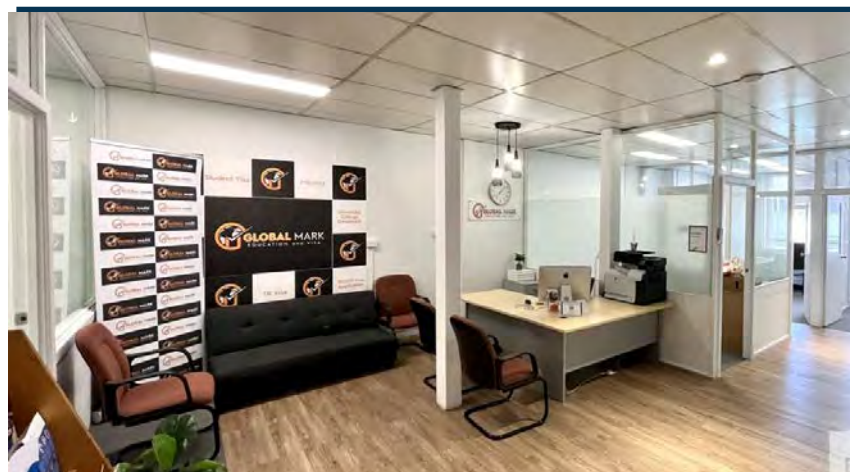
264

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



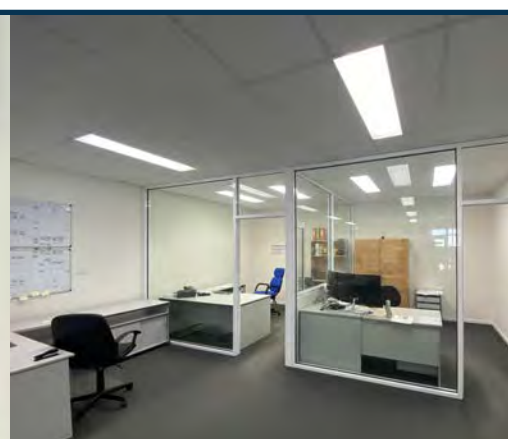
400

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

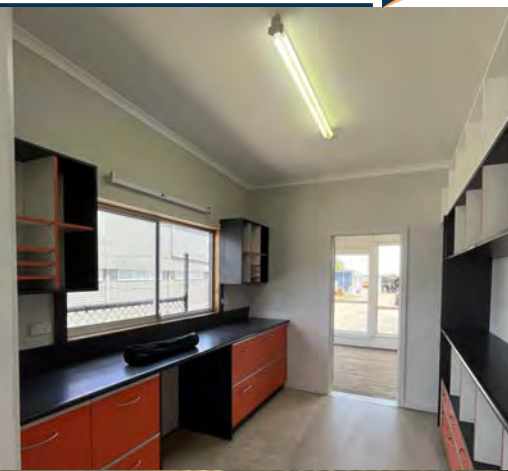
ZONE

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](#)



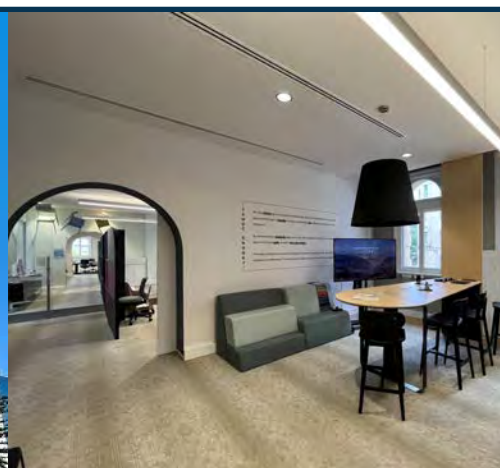
Part Level 2/9 Elizabeth, Street Hobart

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](#)