

HOBART TASMANIA

Property Magazine

21 April 2023

FREE

RENTAL OF
THE WEEK

24 Foley Road
Kingston PAGE 2



Edwards Windsor

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

Rental of the Week



24 Foley Road Kingston

This well situated substantial three – four bedroom home will appeal to the growing family. Large bedrooms and flexible living areas, create versatile living conditions depending on requirements.

The property boasts wonderful views of the Derwent River from the extensive front verandah, main living room and master bedroom.

The garden is easy care, low maintenance with no lawns to mow and an abundance of fruit trees to enjoy.

We consider some small pets.



[See more details](#)

\$695/wk



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



48 Olearia Drive, Howden

Positioned on a substantial 1.2 Hectare block, you will not be wanting for space and yet, whilst this beautiful property provides seclusion, you are positioned only minutes from Blackmans Bay and twenty minutes from Hobart CBD.

The street facing side of the property is constructed from a dark- navy Besser block intended to blend with Kunyoni/Mt Wellington, which is visible over the trees.



\$1,098,000



4



2



6

[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

2/26 Johnston Street, Moonah

Delightful two-bedroom free standing villa, situated in a quiet street with a level and fully fenced yard.

The home has been well cared for, presents impeccably and is easy to maintain.

We may consider some small appropriate pets.

\$495/wk



2



1



2



[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.

\$550/wk



4



1



2



[See more details](#)

42 Princes Street, Sandy Bay

Situated in a convenient location for both young professionals and University students. The house is walking distance to the UTAS campus, with a bus stop only moments away, for easy access into the CBD. An easy walk to the Sandy Bay shopping precinct, Salamanca and Hobart waterfront.

Unfortunately pets will not be considered at this property.

\$600/wk



3



1



1



[See more details](#)

2/206 Harrington, Street Hobart

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

It has a brand new kitchen and new carpet throughout.

There is a spacious loungeroom with electric heating and the two bedrooms also both have electric heating.

\$420/wk



2



1



1



[See more details](#)

For Rent

1/76 Barrack Street, Hobart

If you're looking for a spacious city apartment with character well you may have just found it.

The master bedroom is unique in design and size, affords natural light with city views. The second bedroom is also large with built in wardrobe.

Bright sunny kitchen comes with a dishwasher and has a city outlook with access to side verandah and garage.

\$530/wk

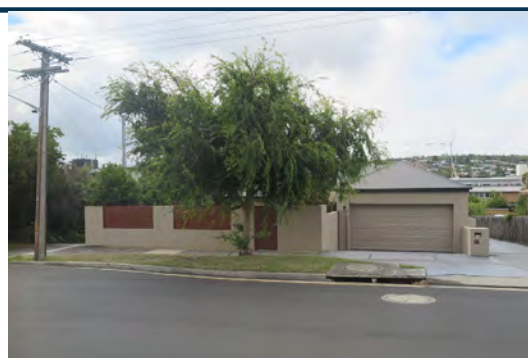


[See more details](#)

18 Queen Street, Bellerive

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.

\$680/wk



[See more details](#)

4/1 Onslow Place, Mount Nelson

This updated unit on the second level offers the ultimate central lifestyle. The location of this property is unrivalled: just a short stroll to Mt Nelson park lands, shops, public transport, and within walking distance of stair access to Sandy Bay & UTAS precincts. Don't miss out on this newly renovated, freshly painted apartment. Very comfortable living in a prime location.

\$379/wk



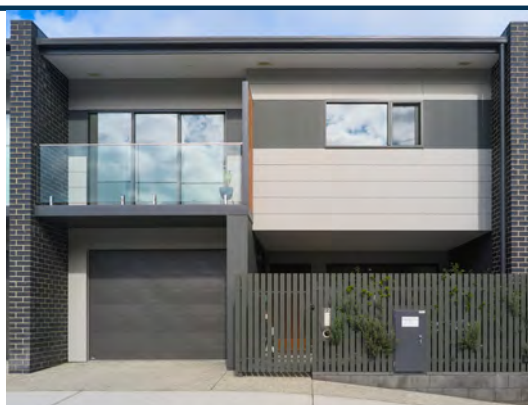
[See more details](#)

22/8 Wynyard Street, South Hobart

"Tanners Row" has quickly established itself as a highly desirable address, largely due to the high building quality, proximity to local conveniences and a wonderful living functionality from the residence itself.

Comfortable living in an idyllic setting, apply now!

\$800/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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AVOIDING SELLER'S REMORSE

BY PETER O'MALLEY Author - Inside Real Estate

Buyers who have bought a property often suffer buyer's remorse. Buyer's remorse stems from a sense of guilt or regret from the buyer that they bought the wrong home or overpaid.

A lot of people are aware of buyer's remorse but few give consideration to seller's remorse. Seller's remorse is just as prevalent as buyer's remorse. Given you only sell a property once, it is understandable if there is enormous angst during the sales process.

Seller's remorse is also manifested through a sense of regret, once a transaction has been made. The sellers may regret the sale because they feel they undersold or made the wrong decision in the heat of the moment.

Sellers who sell before buying in the name of safety can get caught out in a strong market. It is a horrible feeling to sell into a rising market only to see prices on your proposed purchase rising whilst you are 'out of the market'. This is why many people, wisely or not, choose to buy before selling, in a strong market.

Another cause of seller's remorse is vendors that are not following the market closely. They sell for what seems a high price. Only when they enter the market as a buyer do they realise they sold for a high price but not the highest possible price.

There are and have been many times the market is performing quite strongly. Yes, at the same time, many commentators were talking house prices down. If a seller took their lead from the mainstream commentary rather than the market conditions at the coalface, they could easily have undersold and deeply regretted doing so.

The greatest prevention of seller's remorse is planning and research before transacting. If you research the target market that you intend to buy and/or sell in, you will have an increased understanding of prices.

If you do purchase prior to selling, it is crucial that you get a delayed settlement on the purchase. This allows enough



Seller's remorse is just as prevalent as buyer's remorse.

time to run a full and patient campaign to achieve full market value for your existing home.

If you do purchase
prior to selling,
it is crucial that
you get a
delayed settlement
on the purchase.

If you are pressured or committed to sell a property in a short timeframe, you may find yourself being crunched by circumstances (or your real estate agent). Anyone that is crunched in a real estate transaction usually ends up being afflicted with remorse.

High pressure sales tactics lead to remorse for the client after the transaction. As a client of the agent, you need to decide whether you are being

given decisive market intelligence or the agent is employing a high pressure sales tactic.

Be wary of sales people that don't allow you time to think. Every sales training book ever written has a section on how to overcome 'we want to think about it'. As a lawyer once mused, 'real estate agents move quickly and lawyers move slowly, they do so for the same reason. They both know that people change their mind'.

This article is an extract from the best selling book Inside Real Estate.

Call our office on
6234 5500 for a
complimentary copy.

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



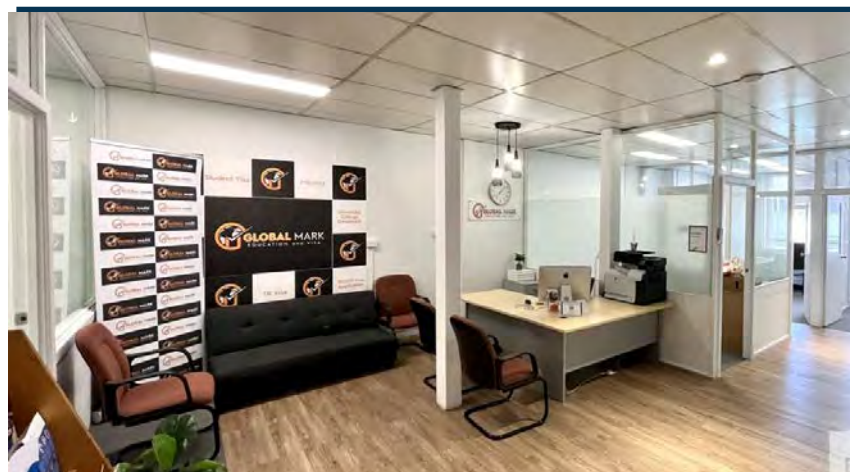
264

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



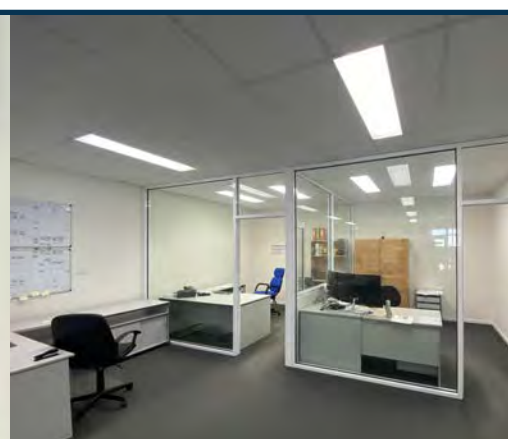
400

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

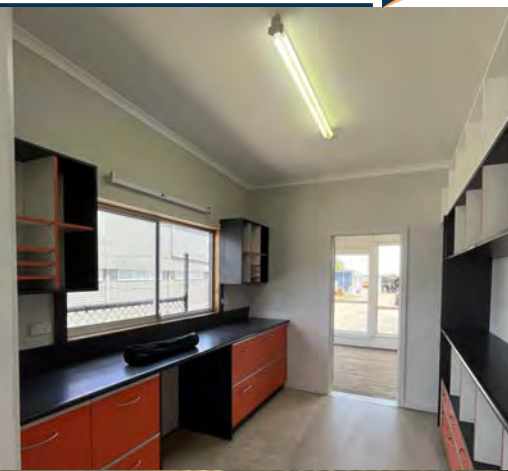
ZONE

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.

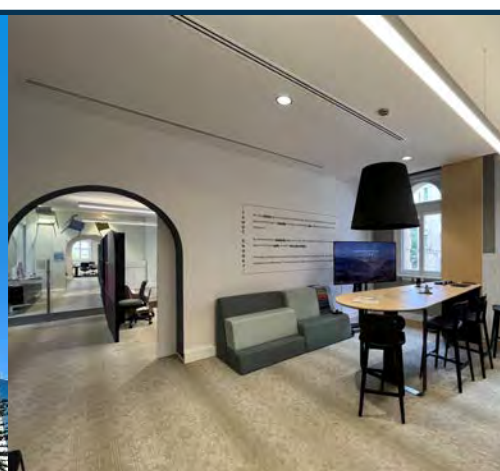
The tenancy features a kitchenette, mezzanine, bathroom, shower, and office spaces.



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](#)