

HOBERT TASMANIA

# Property Magazine

28 April 2023

FREE

PROPERTY  
OF THE WEEK

**3/27 Montrose Road**  
**Montrose** PAGE 2



Edwards Windsor

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



# Property of the Week



## 3/27 Montrose Road Montrose

Offered for sale is a delightful unit perfect for a first home or investment. Located at the top of the enclave ensuring best position for natural light and lovely views across the River Derwent to Mount Direction the property enjoys privacy aplenty.

Built circa 1984, this brick unit comprises of two bedrooms both with built in wardrobes, an open plan kitchen, living and dining area taking full advantage of the beautiful water views. Bathroom including separate bath and shower placed alongside separate toilet room both of which have new flooring. A separate laundry space leads you into the backyard where an access ramp allows for level entry into the unit. A low maintenance garden with a healthy lawn offers additional privacy and completes the property.



**\$450,000**



2



1



1

[See more details](#)

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



UNDER OFFER



## 48 Olearia Drive, Howden

Built in 2010, this property is the epitome of an architecturally designed residence purposed and constructed to take advantage of its North facing outlook, resulting in minimal heating or cooling requirements. This is evident as you first enter the beautiful property, as the temperature throughout is pleasant irrespective of the weather outside.



\$1,098,000



4



2



6

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



\$420,000



2



1



1



[See more details](#)

# For Rent

## 150 Brisbane Street, Hobart

From the moment you arrive and walk through the front door, you will appreciate what this well cared for home has to offer.

Only a short walk from the city centre, and close to the increasingly popular Midtown stretch of eateries on Elizabeth Street, the home is ideally located.

Small pets will be considered, for the right applicant.

**\$575/wk**



3



1



0

[See more details](#)



## 18 Hillside Drive, Blackmans Bay

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.

**\$485/wk**



3



1



2

[See more details](#)



## 38 Willowbend Road, Kingston

Boasting three spacious bedrooms with Built in wardrobes, modern bathroom, and a separate laundry, this property is the perfect blend of comfort and style. The open-concept living and dining area provides ample space for entertaining and relaxing, while the sleek and modern kitchen comes fully equipped with plenty of storage space.

**\$500/wk**



3



1



3

[See more details](#)



## 35 Mason Street, Claremont

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.

**\$480/wk**



3



1



3

[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.

**\$420/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.

**\$550/wk**



[See more details](#)



## 302 Redwood Road, Kingston

Great value, substantially sized family home with large bedrooms and a functional and flexible floor plan.

Generous open plan living rooms lead out to a delightful, sheltered entertaining deck overlooking large fully fenced backyard with garden storage shed.

**\$550/wk**



[See more details](#)



## 5/56 Adelaide Street, South Hobart

This nicely situated, easy care unit has undergone a recent transformation including being repainted throughout, and is now a comfortable city fringe home waiting for a new tenant.

Property is close to public transport, cafes, grocers, parks and sporting fields along with other local amenities.

Sorry but pets are unsuitable at this residence.

**\$300/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.

# **Edwards Windsor**

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



# Article

## The cost of advertising

By Andrew Trim, author of Real Estate Dangers and How to Avoid Them



The real estate industry has convinced itself and the marketplace that the more exposure a property gets during the selling process, the better the outcome. Paying for exposure through expensive advertising presents two dangers: the loss of any upfront monies paid and the real possibility of an eventual lower selling price.

The Real Estate Institute of Queensland websites states:

*It is no secret that the greater the exposure a property has to the market, the greater the number of buyers who are aware of the listing.*

While this may seem logical, it's worth digging a bit deeper. For example, is there a level of exposure that does more damage than good? When marketing a property for sale, does it need extensive exposure?

Scattergun exposure to thousands of non-buyers can devastate the eventual selling price. Simply put, every person who sees a property but doesn't buy it further erodes the eventual selling price.

Maximising the selling price of a particular property needs smart,

effective and targeted exposure only to buyers considering a property with its features and benefits.

Most buyers begin their property search online. After registering for regular updates from at least two of the major real estate websites, they receive a daily email with new listings, regardless of whether the owner of these properties paid for an upgraded advertisement. Instantly, most genuine buyers will see all new properties that suit their criteria.

If an agent recommends you pay for an upgraded listing on a real estate advertising website, this simple check will help you decide if it's worth the cost. Carry out a property search for comparable properties to yours on a property advertising website using the following steps:

1. Select your suburb – remove surrounding suburbs.
2. Put in your type of property (house or unit).
3. Add the number of bedrooms.
4. Set price criteria that straddle your expected price by about 10 per cent. For example,

if your expected price is approximately \$425,000, search \$400,000 to \$450,000.

It's rare to come up with more than twenty properties, and often there will be fewer than five.

Properties that sell when advertised via an upgraded position on a website would have sold anyway – even without the extra expense.

If an agent suggests an advertising campaign involving upfront marketing costs, ask them to pay for it. If the agent is so confident their marketing plan will result in a sale, they should be happy to front the costs.

A good agent will always be happy to receive reimbursement for marketing costs after the sale is completed, which mitigates the risk of financial loss for the seller. Selling a property is stressful enough for the owner without adding necessary financial risk.

The right agent has smart, effective marketing strategies and will happily back their services and skills to offer a sale with no upfront charges. Paying prior to sale is simply not necessary.

# For Sale



## 2/31 Hillborough Road South Hobart

With an open plan kitchen and lounge area providing a light and airy feel, it's apparent that this property has been well maintained and looked after.

The unit has a large lock up garage underneath providing plenty of storage space if needed.

This property will appeal to both owners and investors alike.



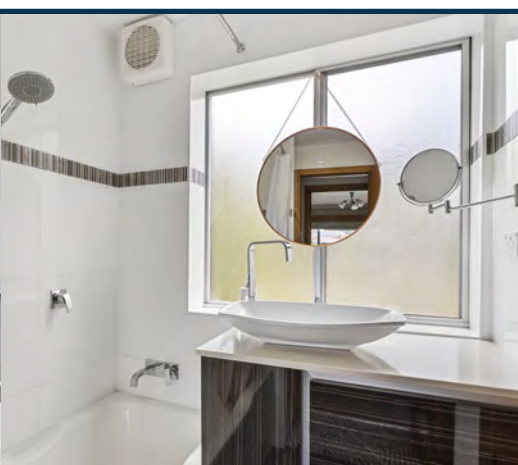
**\$430,000**



[See more details](#)



**UNDER OFFER**



## 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 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**



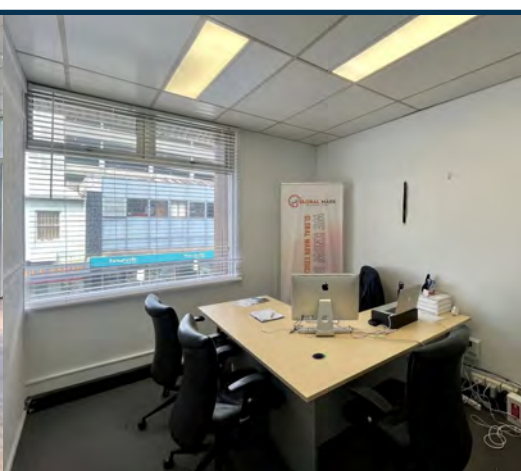
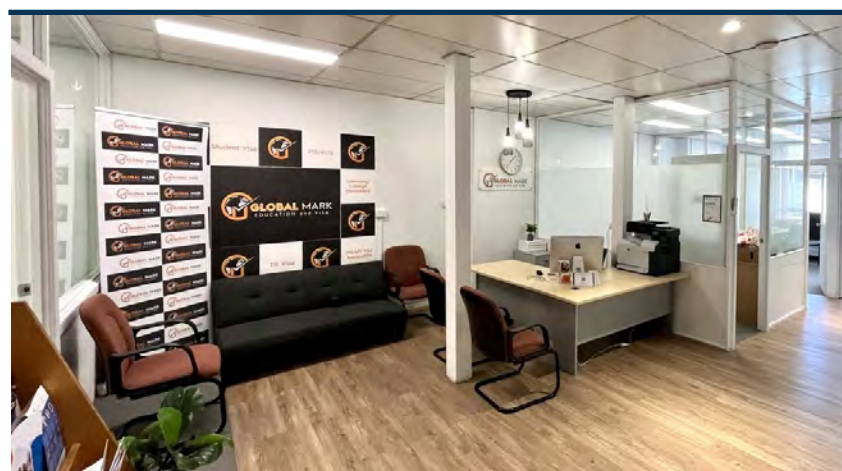
**264**

**ZONE**

**Retail**



[See more details](#)



## Level 1/149B Liverpool Street, 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**

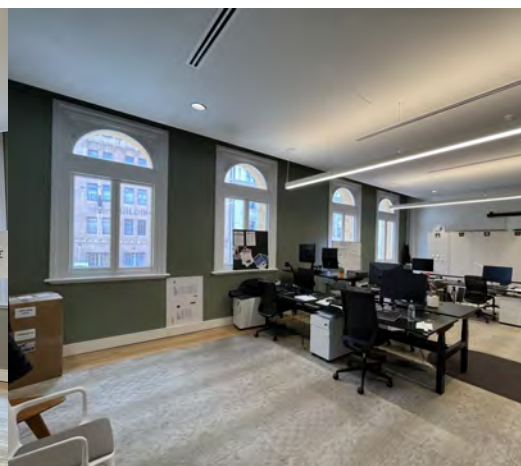
**Office**



[See more details](#)



# For Lease



## 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**

 **164**

**ZONE Office**



[See more details](#)



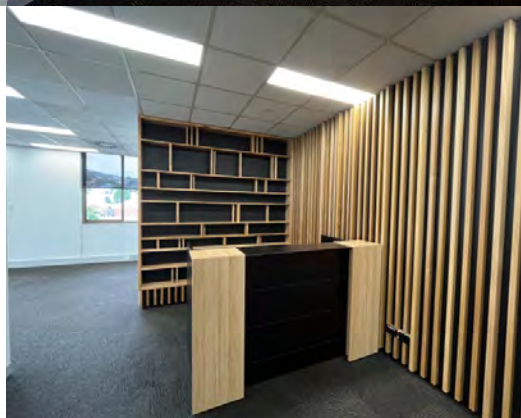
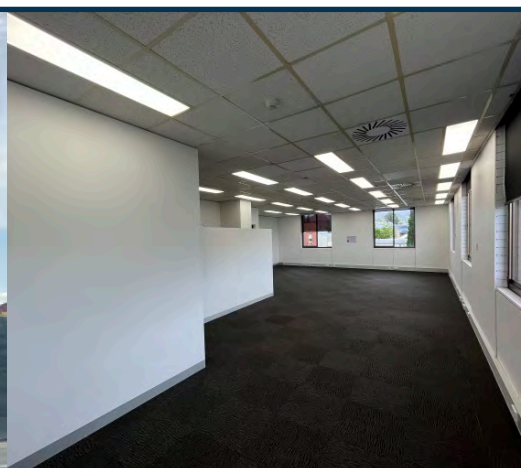
## Ground Floor, 199 Maquarie Street, Hobart

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

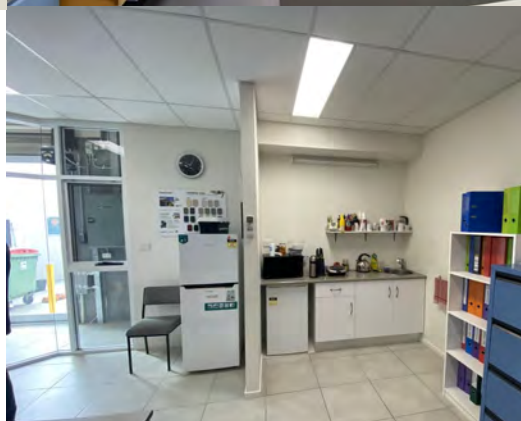


## Unit 3/2 Jannah Court, Mornington

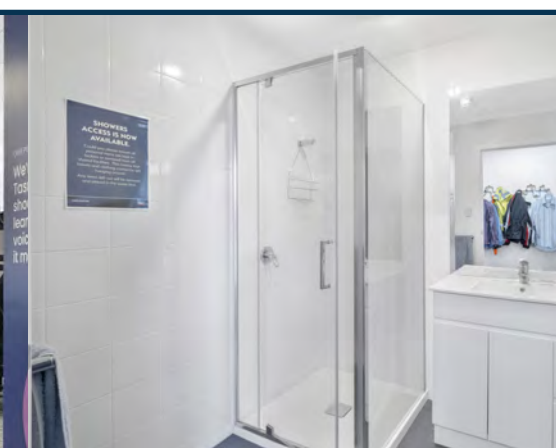
High quality office fitout with open plan space and two separate offices at the rear. Alongside the office space is a large storage space. The unit would be ideally suited for a tradesman, small business, distributor etc. (STCA).

### Contact Agent

**ZONE Industrial / Warehouse**



[See more details](#)



## 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.

This is a vibrant location with a corner ground floor position, the tenancy provides a business with many opportunities and excellent exposure.

**\$116,500p.a** +outgoings  
+GST



**400**

**ZONE**

**Office**



[See more details](#)



# For Lease

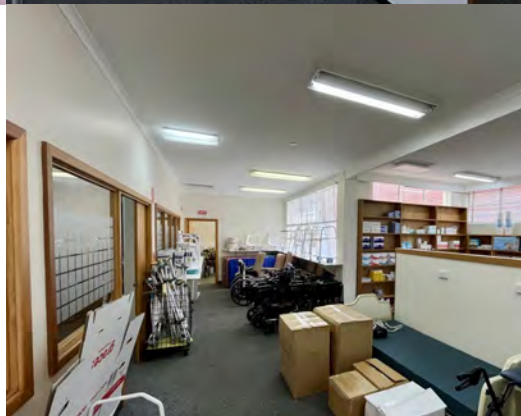


## Ground Floor/83 Brisbane Street, Hobart

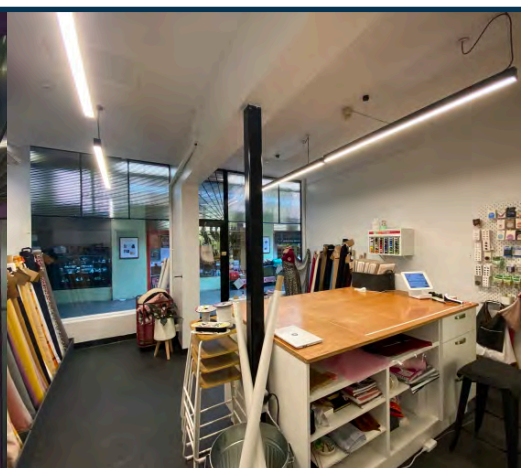
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaupaires.

**\$39,500p.a** +outgoings  
+GST

**ZONE Retail**



[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](#)