

HOBART TASMANIA

Property Magazine

7 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](#)

\$750/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



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

322 Tinderbox Road, Tinderbox

This home has a great mid-century vibe with open plan living, polished Tasmanian Oak flooring and glass frontage that perfectly captures the stunning views of South Arm, North Bruny Island and the Southern Ocean beyond and only 25 minutes from the CBD.

\$575/wk



3



2



3



[See more details](#)

10 Ruthwell Street, Montros

The property comprises of a spacious, light filled living area with both a heat pump and inbuilt wood heater, leading through to the dining area which adjoins the modern, functional kitchen with plenty of cupboard and bench space, under bench oven and hotplates, dishwasher and French door fridge.

\$495/wk



3



1



3



[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.

\$625/wk



3



1



1



[See more details](#)

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. Small pets may be considered for the right applicant (please note, property is not fully fenced).

\$550/wk



3



2



2



[See more details](#)

For Rent

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.



\$550/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](#)

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.



\$395/wk

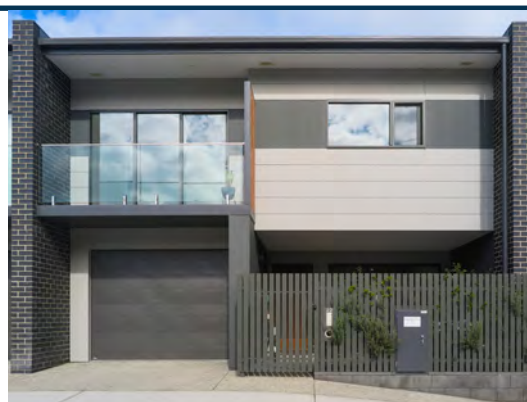


[See more details](#)

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!



\$830/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.

Edwards Windsor

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

Selecting a PROPERTY MANAGER

When it comes to investing in real estate, the greatest fear after buying the wrong property is selecting the wrong agent to manage the property. Many investors have found that it is better and safer to actually self-manage their property. However, this is not always a practical solution for investors and therefore finding the right agent is imperative.

The success of an investment property is largely dependent on the property manager. The market conditions may rise whilst you own the property, but if the tenants are constantly in arrears and flee with rent owing whilst the condition of the property deteriorates due to neglect, the success of the investment will be diminished.

A pleasant gain is turned into a painful lesson.



Look behind the glossy brochures and aim to select the person that will manage the property right.

Happy Clients, Communication, Arrears and Condition Reports

The best property managers can be identified by their track record. Indeed, a property manager should be selected by their track record and less so by promises and inducements.

To get a gauge of the property managers track record, ask to speak to past and/or current landlords. Most landlords are happy to offer feedback on a firm's service.

When you get to speak with landlords of the short-listed firm, focus on three aspects of the service. communication, arrears and condition reports.

A Good Property Manager

When it comes to investment properties, "a stitch in time saves nine". A good property manager will be on the front with maintenance issues.

If tenants know that both the landlord and the agent are vigilant about maintaining the condition of the property, they are more likely to treat it well too. A property manager's vigilance in this area is only worthwhile to the degree that the landlord supports them.

A landlord that constantly resists minor maintenance has to accept the consequence if their renovated investment property becomes a neglected shack.

Landlords are well advised to remember that the rent will only keep pace with market growth if the condition of the property is maintained.

The best Property Managers are well informed on legislative changes. The law is constantly changing, particularly during COVID. The best property managers ensure that they communicate these changes quickly and clearly explain how they may practically impact on a respective landlord.

In your search for the right property manager, look behind the glossy brochures and aim to select the person that will manage the property right. ■

REAL ESTATE SALESPEOPLE WANTED

Have you ever thought to yourself "I'd be good in real estate", yet worried about how you might cope with working 'commission only', or perhaps feared how others may perceive you?

We have on offer a Real Estate Career, with a real difference! A career to be proud of! You will receive full training, and generous salary and bonuses.

On top of this, we provide a genuine team environment, ensuring your enjoyment and success. The more you succeed, the more our clients benefit.

If this sounds like the opportunity you've been looking for send an email with your resume and a covering letter to

applications@ewre.com.au

Salesperson or Property Manager

Selling a service and managing a property are completely different skill sets. It is common for many firms to hire a salesperson to sell the agency's property management service.

Many people understandably but mistakenly put confidence in the sales person they sign the management agency agreement with. It is often only later when something goes awry that the landlord discovers that their investment property is actually being managed by a different person in the firm.

The person that made the promises and offered the assurances is paid a commission for making a sale and then they move on to another sale.

When interviewing agents, if a property manager does not seem overly dynamic, be careful not to rush to assumptions. Remember, you are looking to hire a diligent property manager, not a salesperson. The best property managers have a different skill set to salespeople.

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

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



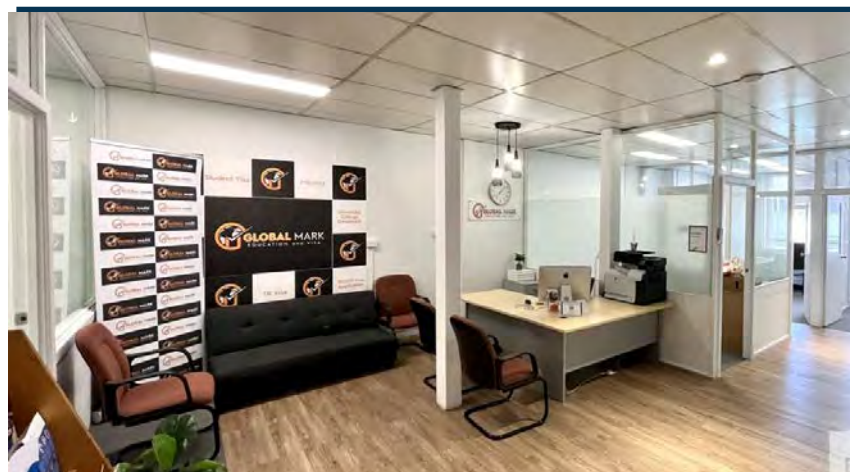
264

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



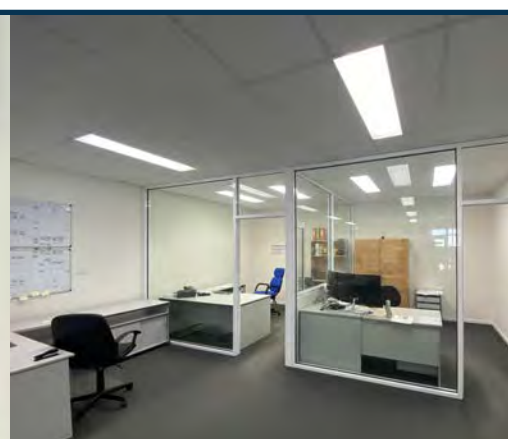
400

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

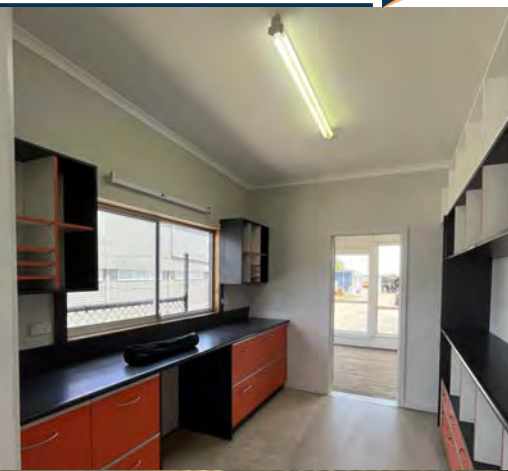
ZONE

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](#)



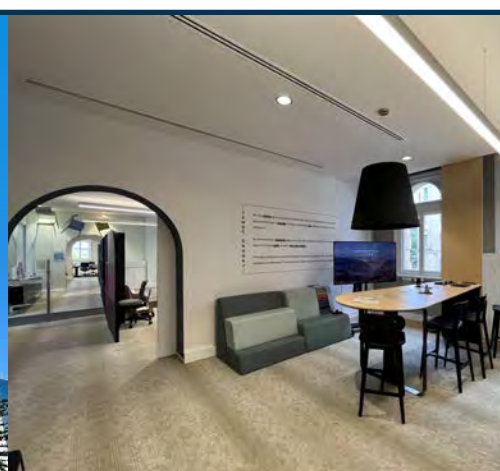
Part Level 2/9 Elizabeth, Street Hobart

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](#)