

HOBERT TASMANIA

Property Magazine

12 May 2023

FREE

PROPERTY
OF THE WEEK

6/369 Brooker Highway
Lutana PAGE 2



Edwards Windsor

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

Property of the Week



6/369 Brooker Highway Lutana

Offered for sale is this very neatly presented and cared for apartment located a mere 10 minutes from Hobart CBD. With renovated kitchen and bathroom spaces the apartment offers comfortable living without need of refurbishment before moving in or for an investor a property that will not require updating for many years to come.

6/369 Brooker Highway is positioned on the second floor and faces away from the highway on the northern side of the building, allowing for plenty of natural light through the day and much reduced noise levels from the road.

2 Bedrooms allow for ample space whether using the second room as an office space or bedroom and a warm and cosy living or lounge space offers all the comforts one could desire for first home or near city base. 1 allocated off street parking spot and a private connection in the utilities room for laundry ensures you need not leave sight for any day-to-day home needs.



\$350,000



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

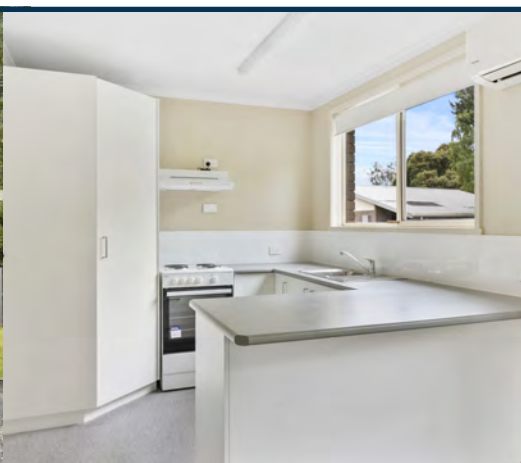


2



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

19 Acton Crescent, Goodwood

The home comprises of three bedrooms with the main having a built in wardrobe, updated kitchen with plenty of cupboard space, leading through to the living area with heat pump. There are separate, bathroom, laundry and toilet areas, a covered entertaining area just outside the back door and an easy care, fully fenced yard with garden shed.

Pets may also be considered.

\$470/wk



[See more details](#)

102 Regent Street, Sandy Bay

A stunning rental property located in the sought-after suburb of Sandy Bay. This charming and spacious home boasts 2 bedrooms, 2 bathrooms, and a sun-room that provides ample space for you and your family.

As you enter the property, you'll be greeted by a bright and welcoming living area, perfect for relaxing after a long day.

\$540/wk



2



2



2



[See more details](#)

1/4 Tower Court, Taroona

Situated amongst quiet leafy surrounds in a particularly quiet street, you will find this charming conjoined villa style unit.

Two bedrooms both carpeted with main having large built in wardrobe whilst the other has hanging space and shelving. Bathroom with shower, vanity and toilet. The laundry is combined with bathroom and includes a dryer.

\$400/wk



2



1



1



[See more details](#)

18 Hillside Drive, Blackmans Bay

The home comprises of three bedrooms, the main having a built in wardrobe, functional kitchen with pantry, open plan living/ dining area with wood heater and sliding door access to rear fully fenced yard. The bathroom has a separate bath and shower and there are also separate laundry and toilet areas.

\$470/wk



1



2



[See more details](#)

For Rent

41 Spinnaker Crescent, Tranmere

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.



\$730/wk



3



2



6

[See more details](#)

4/24 Henty Close, Old Beach

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.



\$500/wk



3



1



2

[See more details](#)

379 Macquarie Street, South Hobart

Set over two levels, it comprises of a beautiful entrance with a circular staircase to the first floor. The main living areas include a formal living room, a family/dining room and even a small den with a built in bar. The large kitchen with original features has a great amount of storage and is large enough for a small dining table.

Available 22 May 2023.



\$640/wk



3



1



3

[See more details](#)

1/585 Nelson Road, Mount Nelson

Charming & comfortable free standing fully furnished studio with parking. This property is conveniently situated to local shops, transport, recreational fields and parks. Kitchen is modern and inclusive of fridge, microwave & dishwasher. Bathroom comprises of shower, toilet vanity and mirror.



\$450/wk



1



1



1

[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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Article

The Week In Real Estate

Extract from Issue released 6 May 2023



32 Lenders Cut Rates

Lenders are continuing to roll out the offers to lure customers with many slashing fixed interest rates.

Canstar Group executive financial services, Steve Mickenbecker, says 32 lenders on Canstar's database have cut owner occupier fixed rates this month.

He says this is a sign that the market anticipates there will be lower variable rates in the near future.

"The banks reduce fixed home loan rates when their cost of longer-term funding goes down, and that has started to happen following the decline in Australian government bond yields," he says.

RateCity.com.au research director, Sally Tindall, says even though fixed rates are dropping they are not the most popular option with borrowers.

"The catch is, if you want these fixed rates, you have to be willing to lock up your loan for the next three years, a proposition many customers aren't keen on committing to at this point," she says.

She believes the cash rate is now at or near its peak.

More Grants For Home Buyers

Millions more Australians are set to become eligible for the Federal Government's Home Loan Guarantee Scheme.

Under the scheme the Federal government acts as guarantor on up to 15% of a loan for prospective home buyers, allowing them to buy a house with a deposit of just 5% and avoid paying costly mortgage lender's insurance.

The criteria will be expanded from July 1 to allow friends and family who wish to join forces to buy their first home together to access the scheme.

Previously the definition of a couple for the scheme was only married or de facto relationships. The changes mean "any two eligible individuals", including sibling pairs, a parent and child, or two friends, can apply for the scheme.

It will also be eligible for people who haven't owned a home in ten years, which the government says will help those who have fallen out of homeownership, potentially through a financial crisis or a relationship breakdown, to also buy. with most of this growth settling in Sydney, Melbourne, Brisbane and Perth."



Renters Rights In Gov't Sights

Property analysts warn a push to give renters more rights will actually result in fewer properties for rent.

State and territory housing ministers are meeting to discuss policies which may help renters and the Prime Minister has already flagged he may consider regulating the size and frequency of rent increases.

Economist Saul Eslake says if serious restrictions are implemented, preventing landlords from increasing rents by an amount less than inflation or forcing them to keep rents fixed for more than a year, it will dissuade investment in the housing market.

Judo Bank, economic adviser, Warren Hogan, says artificial caps on rents will "fundamentally change the investment market and jeopardise future supply of housing in this country".

"We now have to get to the heart of the problem which is demand and supply rather than trying to do a patchwork of policy solutions with a whole bunch of unintended consequences which undermine the medium to long term performance of the economy," he says.



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](#)

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, bus stops, and the popular Heritage Park.



\$185,000



796 | Land

[See more details](#)

3/27 Montrose Road Montrose

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.



UNDER OFFER

\$450,000



[See more details](#)



Monthly market over report produced by Terry Ryder (Australia's leading independent Property Researcher).

[Download your copy here.](#)

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



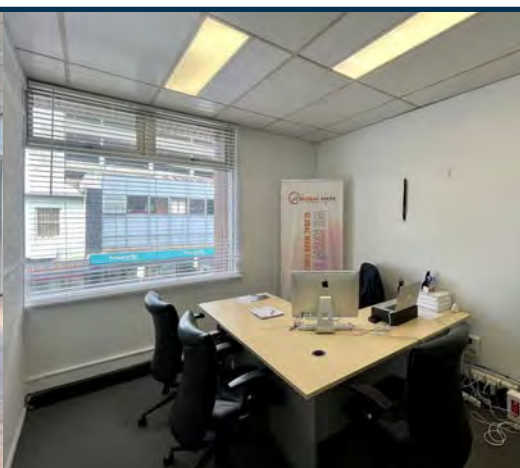
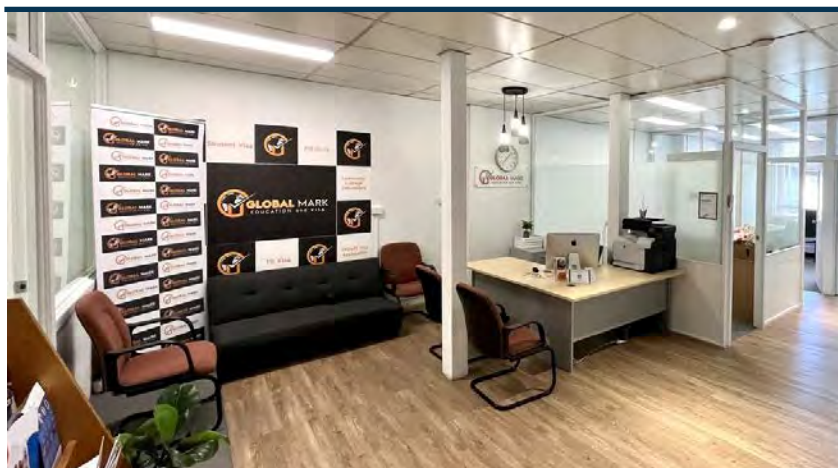
264

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

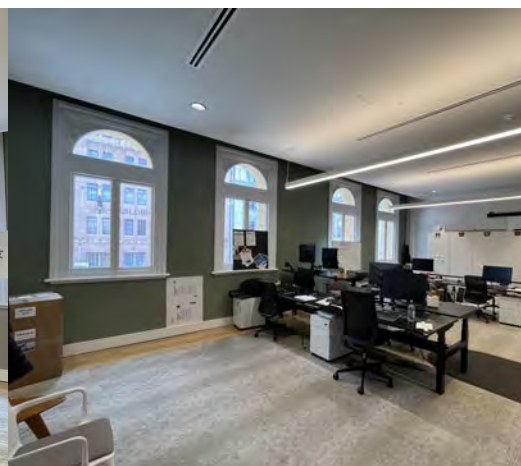
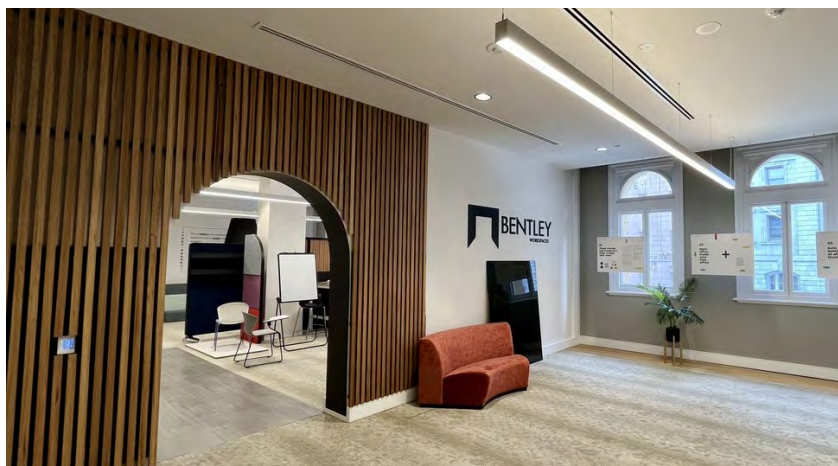
ZONE

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



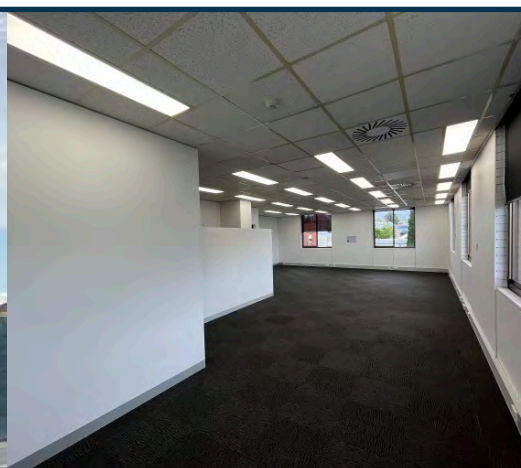
164

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

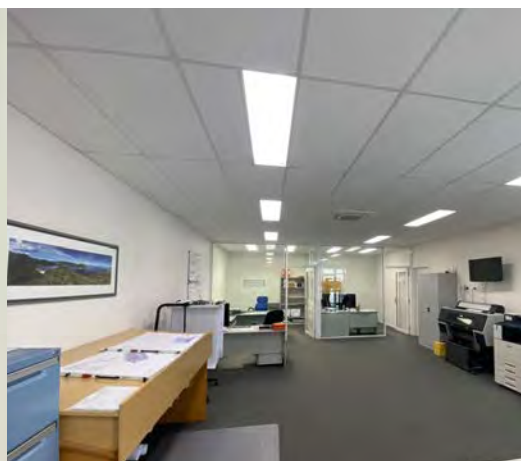
ZONE

Office



[See more details](#)

For Lease

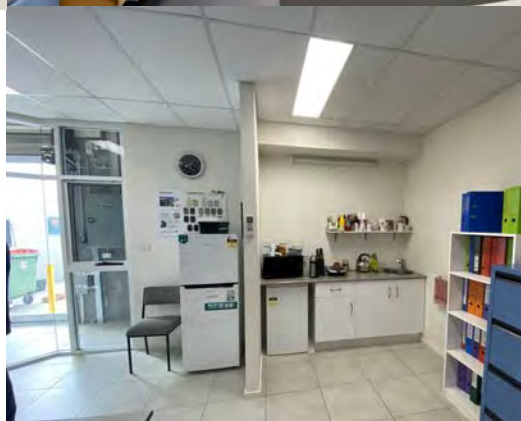


Unit 3/2 Jannah Court, Mornington

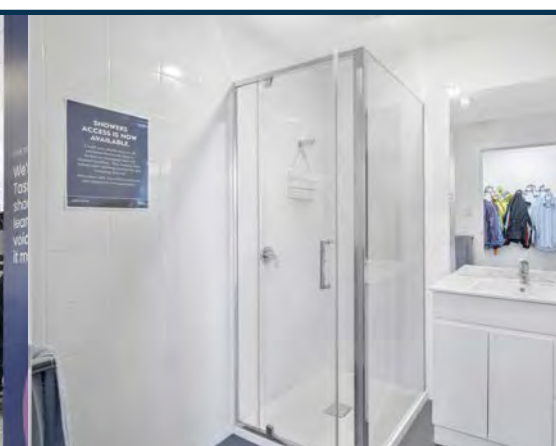
High quality office fitout with open plan space and two separate offices at the rear. Alongside the office space is a large storage space. The unit would be ideally suited for a tradesman, small business, distributor etc. (STCA).

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

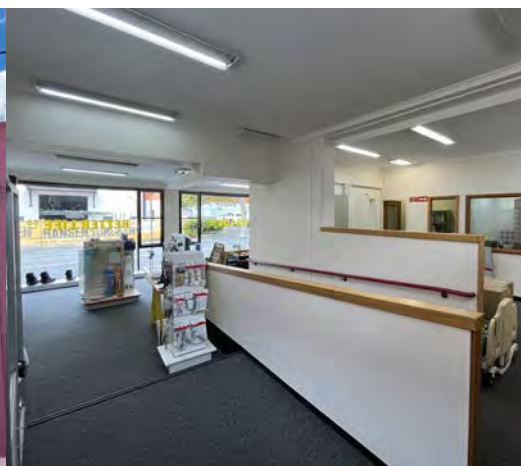
ZONE

Office



[See more details](#)

For Lease

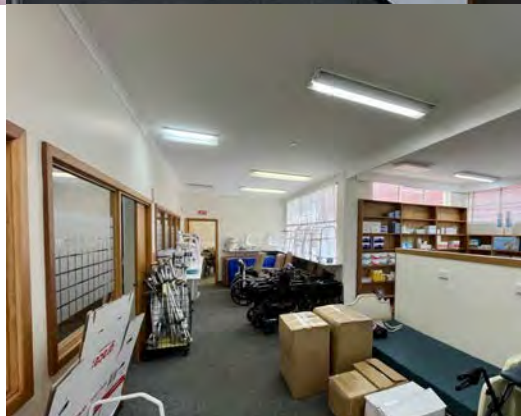


Ground Floor/83 Brisbane Street, Hobart

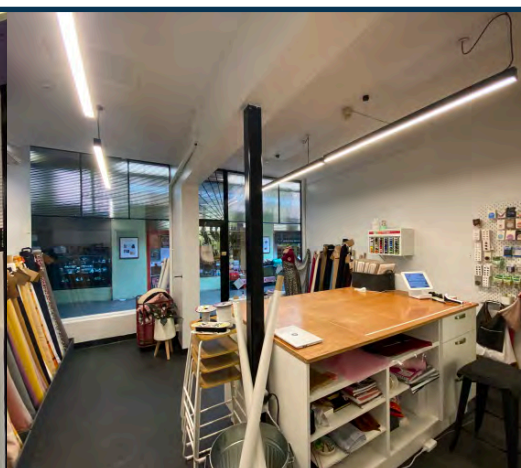
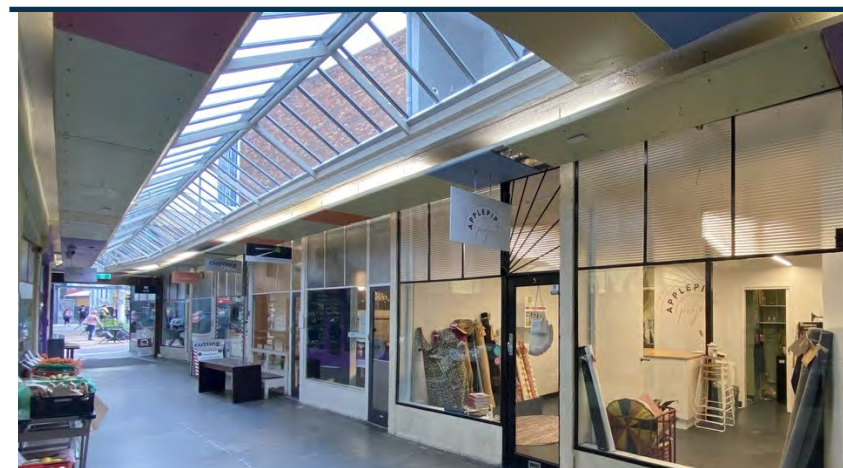
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaupaires.

\$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 m²

ZONE Retail



[See more details](#)