

HOBART TASMANIA

Property Magazine

19 May 2023

FREE

PROPERTY
OF THE WEEK

2/31 Hillborough Road
South Hobart PAGE 2



Edwards Windsor

6234 5500
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89 Brisbane Street, Hobart

Property of the Week



2/31 Hillborough Road South Hobart

This well presented unit in the much sought after suburb of South Hobart is now available to inspect.

If you're looking for your first home and like the idea of being close to the CBD, Sandy Bay and a number of shopping precincts this property should be on your list!

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.



[See more details](#)

\$430,000



1



1



1

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



13 Cane Street, West Hobart

For sale in West Hobart, this property is in a prime location and is now waiting for the right person to either roll up their sleeves and get renovating or, alternatively, pull down the house and start from scratch.

There is no way of putting this other than – the house is in extremely poor condition. However, it is in an extremely good location.

\$575,000



3



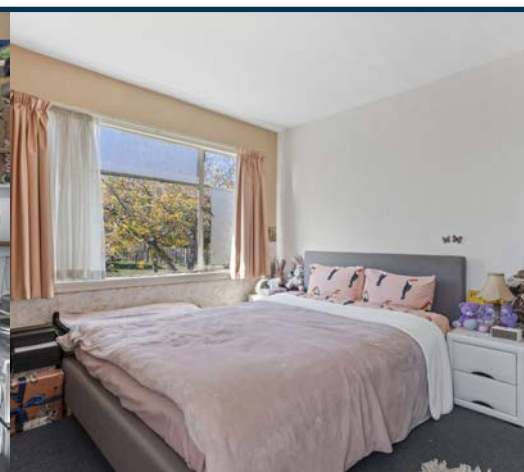
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[See more details](#)



6/369 Brooker Highway, Lutana

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

\$350,000



2



1



1



[See more details](#)

For Rent

15/52-54 Queen Street, Sandy Bay

This 1 bedroom apartment is sunny and well positioned and within walking distance to the University, CBD, shops, restaurants, public transport and the yacht club.

Situated in pleasant surroundings and on the top level of the complex, the unit has lovely views looking across Battery Point, Bay and up to Mt Wellington.

\$320/wk



[See more details](#)



7/1 Creswells Row, Hobart

The finish in this property is lovely, with the kitchen / lounge area being the hub of the home on the first level. The main bedroom is on the lower level, as is the first bathroom with spa bath and laundry. A second bathroom is upstairs allowing for couples or sharers to have privacy.

\$625/wk



3



2



[See more details](#)



3/4 Tivoli Road, Old Beach

This three bedroom unit will suit a couple or small family looking for a private yard and room to grow or set up an office.

The large living area is set off the modern kitchen with quality appliances.

All the bedrooms come with built ins and the bathroom has a separate bath and shower.

\$420/wk



3



1



[See more details](#)



3/19 Mercer Street, New Town

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.

\$400/wk



2



1



[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.



\$690/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.

\$475/wk



3



1



2

LEASED



[See more details](#)

1/16 Weemala Court, Mount Nelson

This neat and tidy one-bedroom unit in a residential bush setting is located close to bus routes, and only a short drive to Kingston or the Hobart CBD.

The unit has new carpet in living and bedroom areas, New kitchen cabinetry & recently upgraded stove as well as a new shower and vanity unit in bathroom.

\$330/wk



1



1



1



[See more details](#)

3/3 Long Point Road, Sandy Bay

This delightful two-bedroom apartment is situated in a prime location, offering easy access to all the best that the area has to offer. Recently updated with a brand new bathroom and freshly painted throughout, this apartment is move-in ready and waiting for you to make it your own.

\$395/wk



2



1



0



[See more details](#)

Selling?

Don't let May be another MAYbe

The middle of 2023 is fast approaching, have you been planning to move?
Or MAYbe you have an investment property to sell?

Whilst the market has been adjusting this year, and prices MAY continue to soften there are still more buyers searching for homes than properties for them to purchase, with new buyers joining the market every week.

Can your property beat the market?
It MAY.

Will your property sell quickly?
It MAY.

Does the agent you choose to work with make a difference to these two questions? Guaranteed.

If you are thinking of selling and want to work with an agent that keeps your best interests in mind AND guarantees service, contact Edwards Windsor today to speak with one of our property experts.

Don't let May become another expensive maybe.

Edwards Windsor

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Article

The Week In Real Estate

Extract from Issue released 13 May 2023



Housing Approvals Take A Dive

New housing approvals have fallen to their lowest levels in more than two years.

Australian Bureau of Statistics figures show dwelling approvals dropped by 15% in the 12 months to March – the weakest yearly result since October 2020.

BIS Oxford Economics senior economist Maree Kilroy says soaring costs, lower borrowing capacity, and growing cost-of-living pressures means many are unwilling to commit to a new home.

“The start of 2023 has been poor,” she says.

“A protracted downturn for dwelling approvals is forecast that extends through 2023 and into 2024. We believe the probability of government intervention to support housing supply is increasing.”

The figures show approval for standalone homes fell every month in the past year and are down 17.3% on this time last year.

Units, apartment and townhouse approvals rose 5.7% in March but are 11.1% below the same time last year and at their weakest levels since April 2021.

The value of renovations approved also dropped by 7.4%.

Economists Flip Predictions

The recent rate rise is not expected to affect Australian house prices.

CoreLogic research director Tim Lawless says other factors will keep them steady.

“The lift in interest rates could act to dampen some of the recent housing exuberance, although a range of other factors are likely to support the continued stabilisation in home values, including low available supply, extremely tight rental conditions and higher demand via net overseas migration,” Lawless says.

Many economists have now flipped their predictions of price drops this year to predict price rises.

Although Morgan Stanley analysts expect further drops this year as a result of higher interest rates and weaker employment conditions.

National Australia Bank’s chief executive Ross McEwan says prices have bottomed.

“I think you’re seeing more and more prices going sideways as opposed to down,” McEwan says.



Budget Relief Could Be A Curse

Economists are warning Federal Government measures to ease cost-of-living pressures could have the reverse effect and drive up prices.

The Government has committed to a \$14.6 billion cost-of-living package in the Budget which it hopes will ease inflation, but economists fear any subsidies offered will effectively boost disposable income and drive up demand and inflation over the medium term.

Economist, Chris Richardson, says even though the measures would be offered as things like energy subsidies to reduce household bills and not cash payments, it will still increase household spending.

“It doesn’t matter the point at which you’ve saved money. The key point is you’ve saved money, and you then spend it,” he says.

Australia’s inflation rate sits at 7% and is not expected to return to the favoured 2% or 3% until mid-2025.

EY Oceania chief economist Cherelle Murphy says fiscal policy is already too stimulatory.

“Adding additional net spending just makes that worse, whatever its form,” she says.



For Sale

2/70 Auburn Rd, Kingston

3 Generous sized bedrooms, two of which contain built ins and the main bedroom a private deck and ensuite with shower, toilet and vanity, allow for everyone in the home to enjoy their own private space whilst the lounge, dining and kitchen area offer freedom to move around and socialise within.

This property would suit small families, first home buyers or established couples looking for room to grow with an ideal layout, size and position.

\$680,000



3



2



2

[See more details](#)



10 Fords Road Geeveston

Don't miss this opportunity to build your dream home or holiday house in the picturesque township of 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.

\$175,000



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.

\$450,000



2



1



1

[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 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



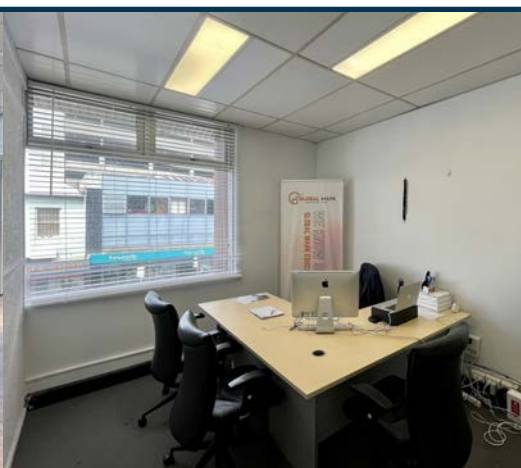
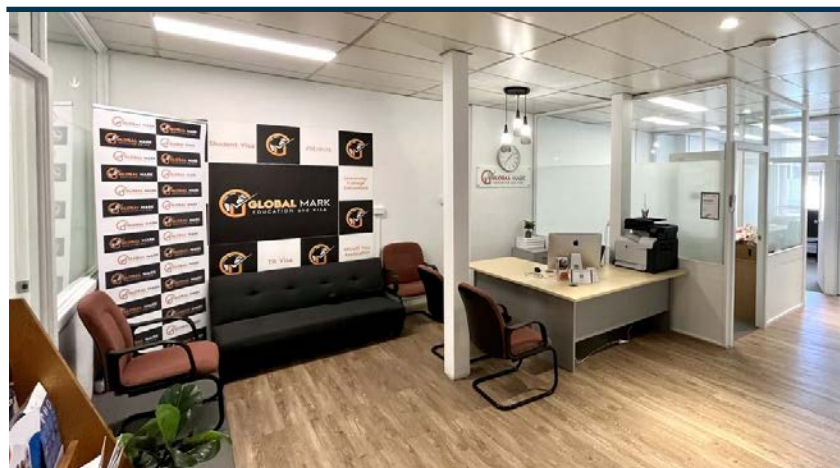
264

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.

Under Offer



142

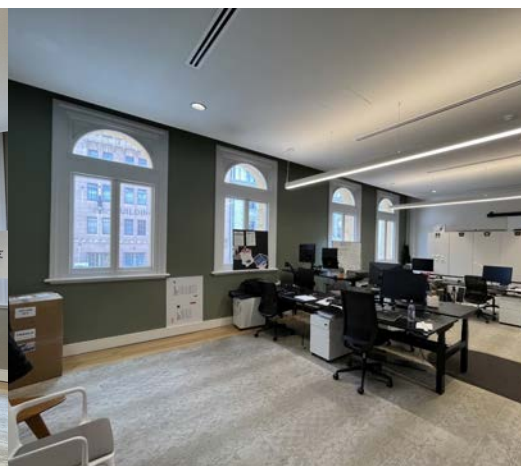
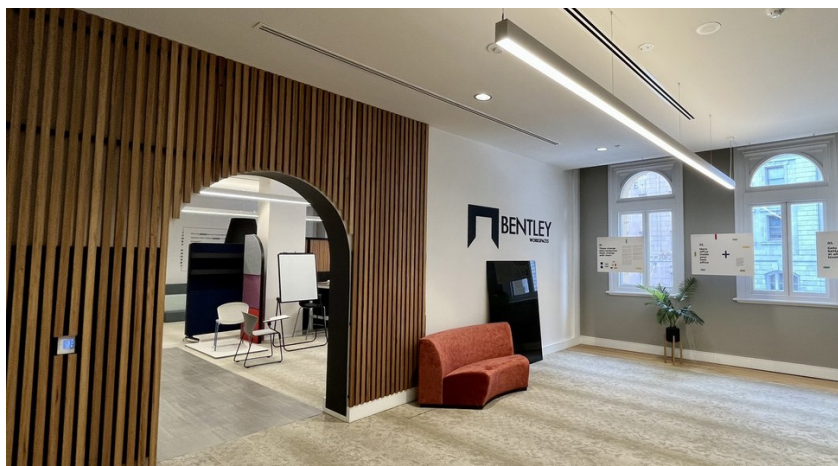
ZONE

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



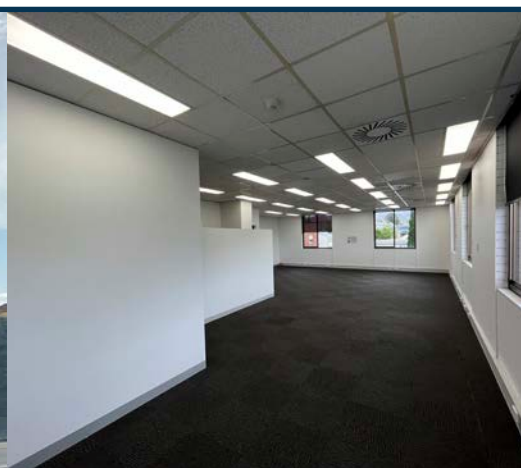
164

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.

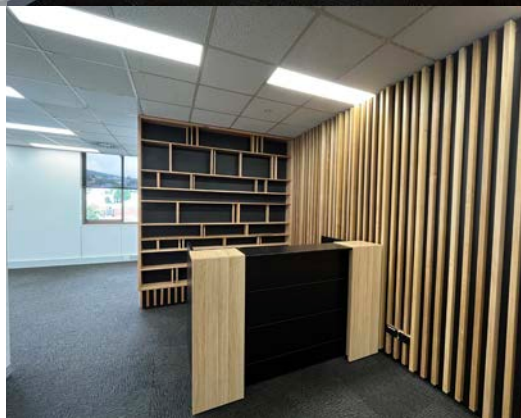
Contact Agent



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).

Under Offer

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

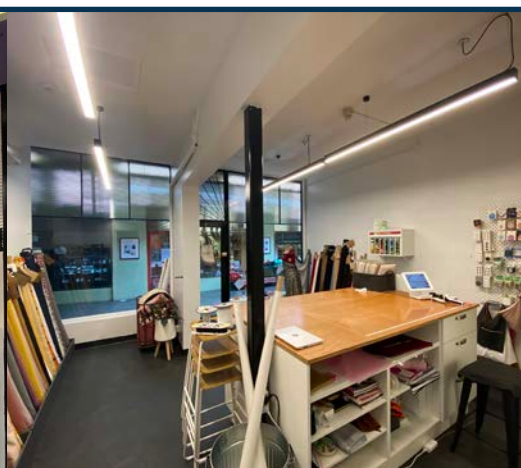
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaupaires.

\$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.

Under Offer

28
m²

ZONE Retail



[See more details](#)