

HOBERT TASMANIA

# Property Magazine

26 May 2023

FREE

RENTAL OF  
THE WEEK

**5/121 Lansdowne Crescent**  
**West Hobart** PAGE 2



**Edwards Windsor**

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



# Property of the Week



## 5/121 Lansdowne Crescent West Hobart

Private and pretty as a picture this superbly situated two bedroom unit offers modern comfort within easy walking distance to the city.

The property is a convenient walk to local shops, parks, cafes, schools and playgrounds.

Unit features a bright and light master bedroom with large built in wardrobe. Second bedroom or could accommodate a home office or study. The kitchen comprises Silas stone bench tops, breakfast bar, large pantry and soft close joinery accompanied by modern oven, hot plates and new rangehood make the kitchen a place to enjoy. Enjoy a separate toilet and separate laundry room.

Sorry but most pets are unsuitable at this residence.



[See more details](#)

**\$480/wk**



2



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



## 2/31 Hillborough Road, South Hobart

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

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.

**\$415,000**



1



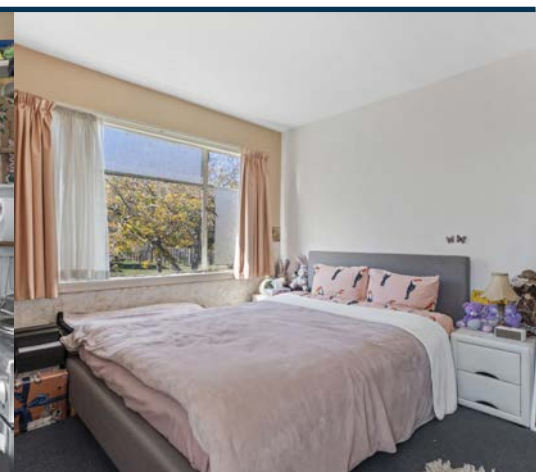
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1



[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



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1



[See more details](#)

# For Rent

## 379 Macquarie Street, South Hobart

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.

**\$595/wk**



[See more details](#)



## 10 Duke Street, Sandy Bay

Perfectly positioned within an easy walking distance to Sandy Bay shopping precinct is this charming period home that has been given a contemporary refurbish.

Featuring new timber floors in hallway, living room and master bedroom along with new painting throughout and new carpets in the other two bedrooms.

**\$720/wk**



3



[See more details](#)



## 12 Cedar Street Lindisfarne

This family home offers ample living space and flexibility. Whether you're a young professional, a small family, or anyone looking for a comfortable and affordable place to live, this is the perfect choice for you. The self-contained unit underneath adds additional living space, making it an ideal option for extended families or those looking for a home office or studio.

**\$595/wk**



4



[See more details](#)



## 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.

**\$470/wk**



3



[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](#)

## 5/6 Clarence Crescent, Rokeby

Superbly presented and well cared for free standing two bedroom home, comes with two wonderfully landscaped outdoor courtyards to enjoy along with a comfortable, cosy and highly functional interior.

The property is within a short stroll to local supermarket, take away restaurants, café and schools.



**\$450/wk**



2



1



1

[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



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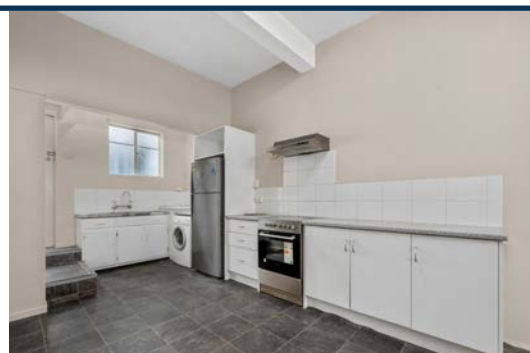


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[See more details](#)

## 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.

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89 Brisbane Street, Hobart



# Article

## The Week In Real Estate

Extract from Issue released 19 May 2023



### Push Toward Smaller Homes

Australians have been steadily moving toward smaller households, according to a new report by the Reserve Bank of Australia.

The report analysed monthly ABS labour force survey data and says the decline in average household size contributed to a sizeable increase in demand for the number of homes in Australia.

"[this] helped offset the relatively slow growth in the population during the pandemic," it says.

Part of the increase in small household size includes an ageing population. With people living longer, there are larger numbers of older single people, according to Colleen Peterson of planning consultancy Ratio.

"Australia's average household size has been shrinking dramatically," she says.

"We were having fewer children and were delaying the age at which we have those children and we're living longer. So, all those things add up to fewer larger families and older families of one to two are living much longer. We've been on that trend for 20, maybe 30 years."

### Cheap Loans For Power Switch

Homeowners are being offered cheap loans to entice them to make their homes more energy efficient.

The Federal Government will lend money to those who want to improve their energy efficiency by doing things such as installing solar panels or upgrading their water heaters.

It has allocated \$1.3 billion towards the Household Energy Upgrades Fund which it hopes will help 110,000 households lower their energy bills.

The fund will also improve energy efficiency in social housing. With about 60,000 social housing properties expected to save up to one-third of their energy costs annually.

The Property Council of Australia says the move will help slash energy bills and help move Australia closer to its net zero goal.

Treasurer Jim Chalmers says the aim is to make sure energy bills are more affordable in the future.

The loans will help fund double glazing, solar panels and other improvements which will make it cheaper to cool or heat homes and reduce emissions.



### Hidden Cost In Divorce

Stamp duty has a huge impact on divorced women, a parliamentary inquiry has been told.

The Grattan Institute's Brendan Coats told the inquiry only 34% of separated women manage to own a home again within five years and 44% within 10 years.

"The reason that it's such a problem for older women in particular is because when you are 45 or 50 you may only have 15 years left in the workforce – you will find it very hard to purchase a home and pay off the loan including the stamp duty by the time you retire," he says.

REA Group CEO Owen Wilson says stamp duty costs lead to traffic congestion, stops labour mobility and shuts first home buyers out of the market.

"The significant cost of stamp duty deters downsizers and locks people into homes that don't suit their needs," Wilson says.

People won't move closer to a new job and instead accept a long commute as opposed to the cost of moving.



# 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](#)



## 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



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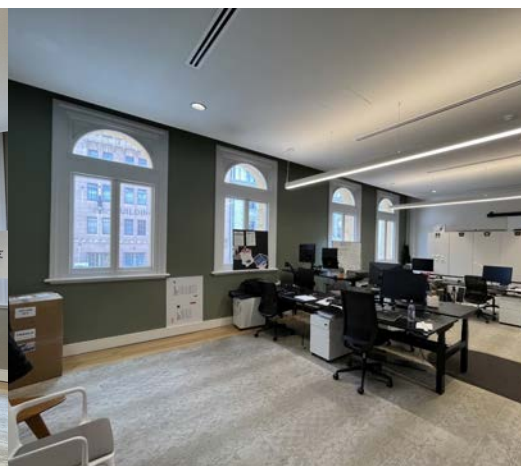
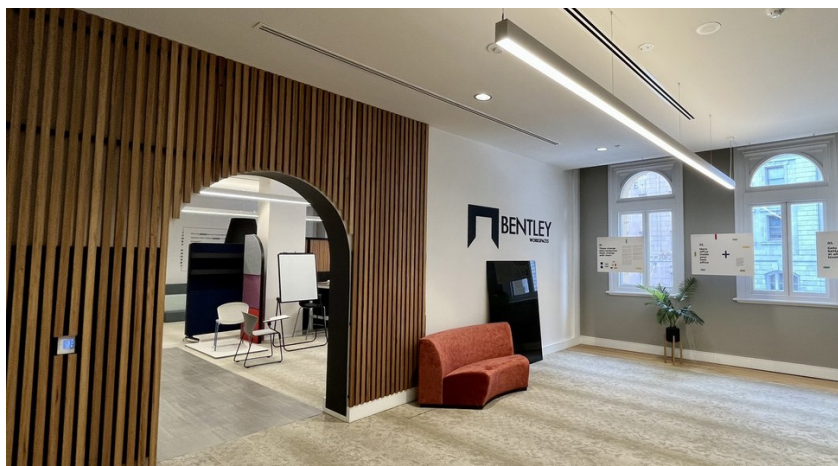


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[See more details](#)



# 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**



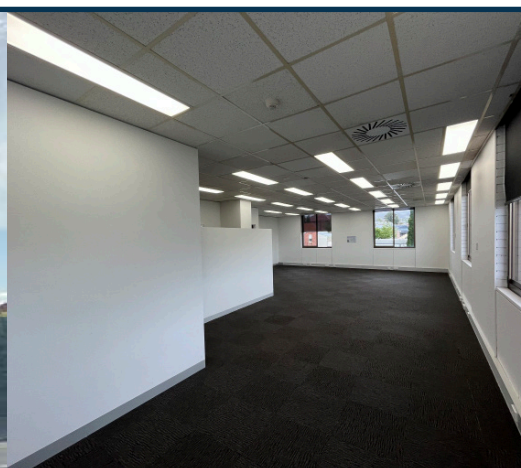
**164**

**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.

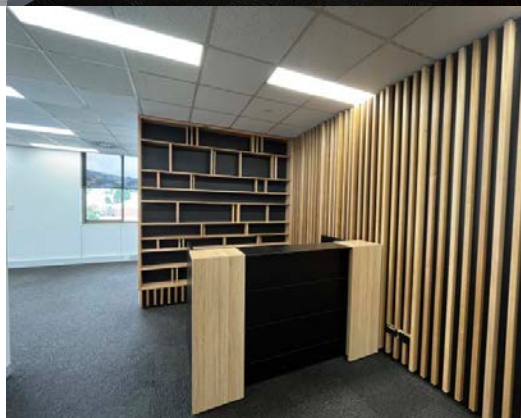
**Contact Agent**



**148**

**ZONE**

**Office**



[See more details](#)



# For Lease

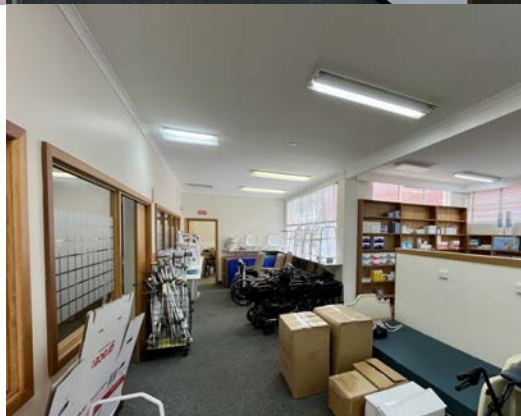


## Ground Floor/83 Brisbane Street, Hobart

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](#)



## 24 High Street, New Norfolk

This High Street tenancy previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

The land area is approximately 347sqm and the floor area is approximately 140sqm. The tenancy also offers 5 carparking spaces at the rear.

**\$19,500p.a** +outgoings  
+GST

**28**

**ZONE Retail**



[See more details](#)



# For Lease



## Unit 3/2 Jannah Court, Mornington

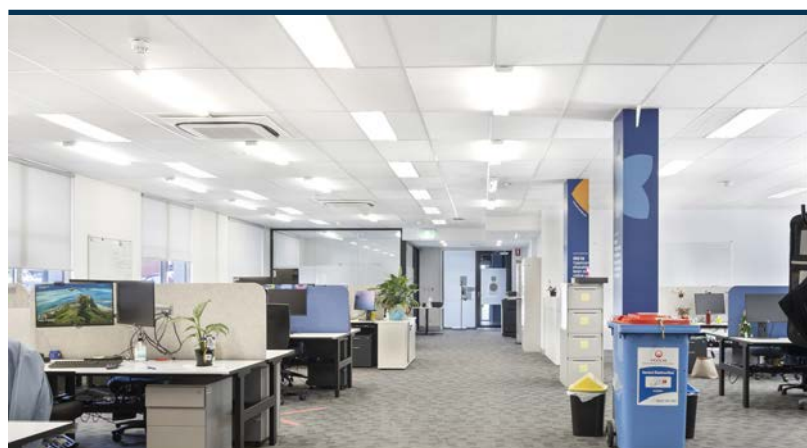
High quality office fitout with open plan space and two separate offices at the rear. Alongside the office space is a large storage space. The unit would be ideally suited for a tradesman, small business, distributor etc. (STCA).

**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



## 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).

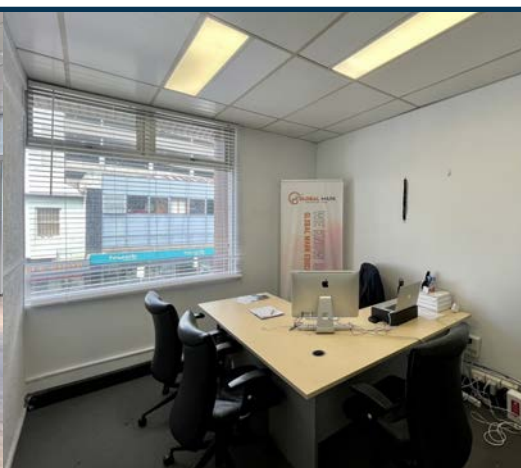
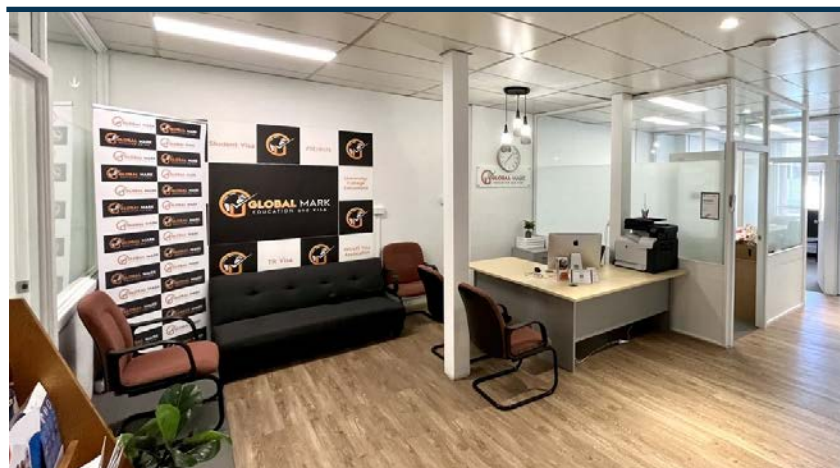
### Contact Agent



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](#)