

HOBERT TASMANIA

Property Magazine

5 May 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



UNDER OFFER

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

15/13-15 Regent Street, Sandy Bay

This one bedroom unit is located within a popular block in Sandy Bay. The unit has an updated kitchen and vanity, along with updated carpet and vinyl throughout. It also includes a fridge, washing machine and a built-in wardrobe in the bedroom. The bedroom and bathroom are upstairs from the main living area and kitchen, giving the unit a spacious feel.

\$340/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](#)

2/7 Lucas Street, Kingston

The unit comprises of two bedrooms with the main bedroom having a large built in wardrobe, spacious open plan living room with heat pump, leading through to the well designed kitchen with plenty of cupboard and bench space. There are also separate bathroom, toilet and laundry areas. Outside you will find the rear private, fully fenced courtyard and garden shed for storage.

\$400/wk



2



1



1



[See more details](#)

32 Tregear Street, Moonah

Step inside this lovely home and you'll immediately feel at ease. The spacious living area boasts plenty of natural light and is the perfect place to relax after a long day. Including four large bedrooms, there's plenty of space for everyone. With a functional kitchen, bathroom and separate laundry, the property allows for a super flexible floor plan.

\$470/wk



4



1



1



[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.

\$525/wk



[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



[See more details](#)



18 Queen Street, Bellerive

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.

\$650/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.

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Article

Australian Property Update

By Terry Ryder, Australia's Leading Independent Property Researcher

Few Property Fire Sales On The Horizon

The potential for large-scale distressed property fire sales as a result of rising interest rates has been over exaggerated, according to new analysis of the market.

Online property settlement group PEXA says the rising risk of mortgage defaults is unlikely to trigger any fire sales, because other economic fundamentals such as low unemployment levels, rising demand for property and low supply means the markets will remain stable.

PEXA head of research Mike Gill says even another 50-basis point increase in the interest rates will not lead to property fire sales.

"For fire sales to occur, you have to see high unemployment where borrowers lose their jobs and they're forced to make these selling decisions. We're not seeing that," he says.

"Some borrowers will really struggle to make their repayments and may be forced to sell. But I think on balance, we probably won't see that to a great degree."

The research does warn that nearly half of all suburbs in NSW (181 postcodes) have residents who are at high risk of missing a mortgage payment by May.

In Victoria, one in five suburbs (74 postcodes) are at deemed to be at risk and in Queensland 19 postcodes are considered to have above-average risk of default.

Homeowners Need Less To Retire

Millennials who don't own property will need 50% more savings than homeowners to be able to retire comfortably.

A new report by consultancy firm Mercer says homeownership gives Millennials, those born between 1981 and 1996, a significant advantage when it comes to retirement.

The analysis, which was conducted in Canada but can be extrapolated to Australia, assumes that the millennial has an AUD\$66,000 income and puts 10% of their monthly salary into savings.

It worked on the basis that to be ready for retirement Millennials needed a 75% probability of not running out of money before death.

The results show home-owning Millennials need to save only 5.25 times of their salary to be able to retire at age 65, but renters need to save eight times their salary to be financially ready and retire at 68 years old.

The report says retired homeowners do not have the same costs of living as most renters do.

"Homeownership also gives retirees flexibility, as retirees who downsize may be able to access a significant amount of money. Renters, conversely, must pay rent every month or face eviction — whether they are 25 years old or 85 years old," the report says.

Auctions Lift Extends Beyond Seasonal Bounce

Short-term letting sites such as Airbnb and Stayz are becoming even more popular with property investors, with holiday renting rates increasing substantially in the past year.

Analysis by Deckard Technologies says that landlords on the Gold Coast in particular, are achieving big returns on the sites with short-term rentals generating \$83.6 million in the first quarter of 2023, more than double the same time last year.

During the same period the number of properties listed on the short-term rental sites has increased by 34%.

Deckard Technologies vice president of data, Tony Moriarty, says there is serious money to be made from short-term or holiday rentals.

"Which is why the market is bounding back so strongly, and why these stories of long-term renters being kicked out keep surfacing," he says.

Some local councils concerned about a boom in holiday letting and loss of permanent rental supply are now charging landlords higher council rates to use their properties for those purposes.

Brisbane City Council properties which operate as short-term rentals for more than 60 nights a year are charged 50% higher council rates.

Sydney University professor Nicole Gurran says all levels of government need to work together to prevent further losses to long-term rentals.

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.

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

\$185,000



796 | Land



[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



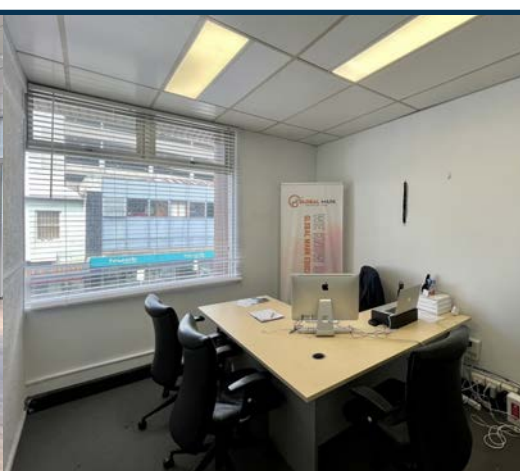
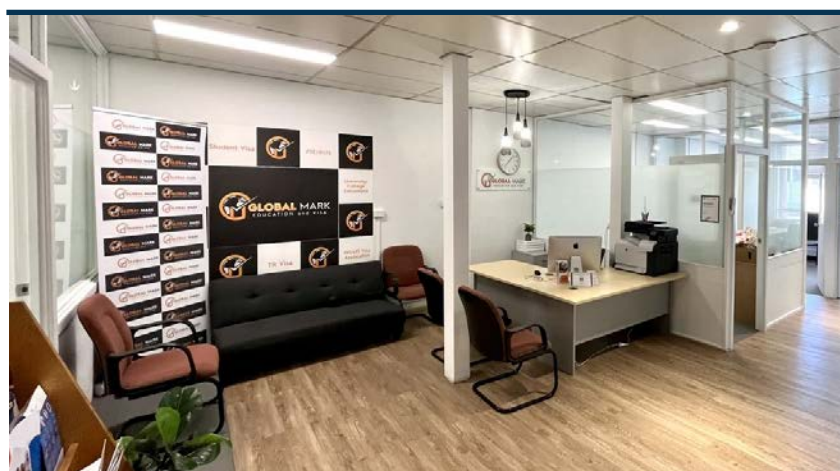
264

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

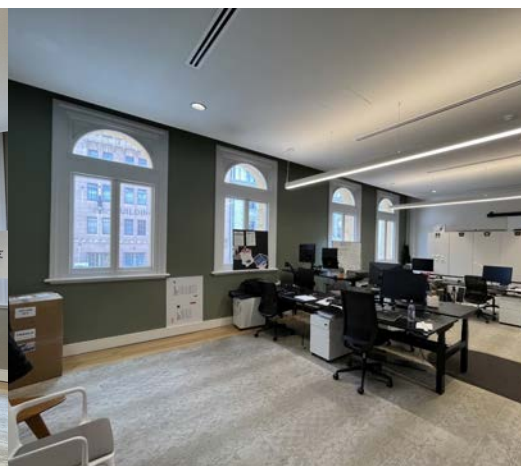
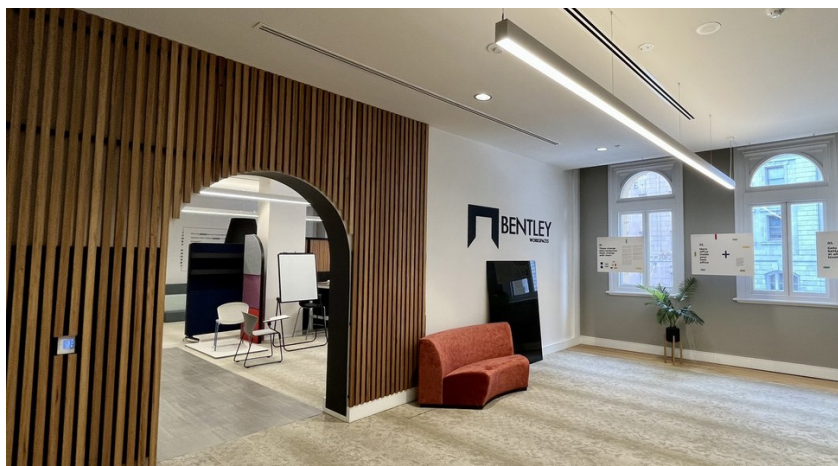
ZONE

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



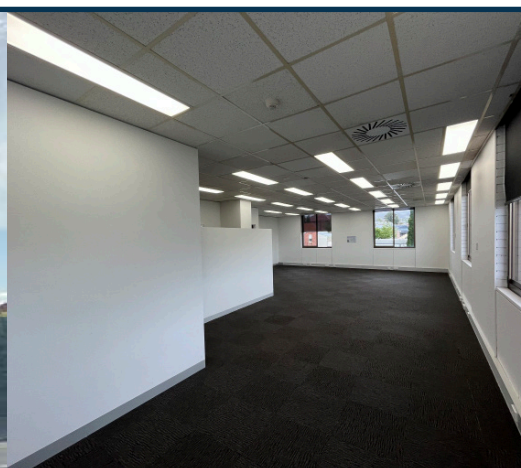
164

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.

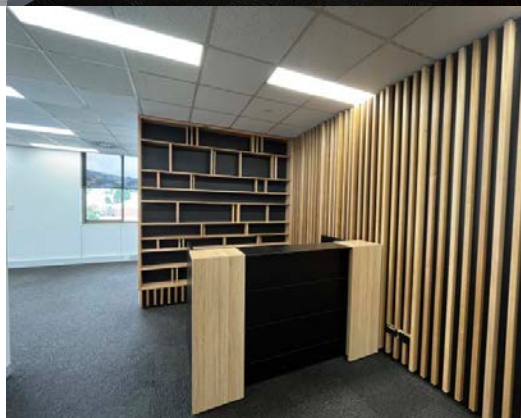
Contact Agent



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

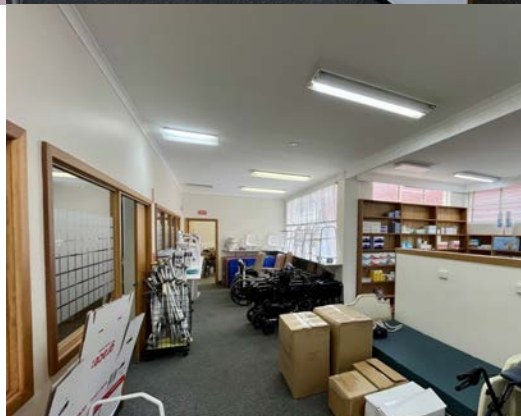


Ground Floor/83 Brisbane Street, Hobart

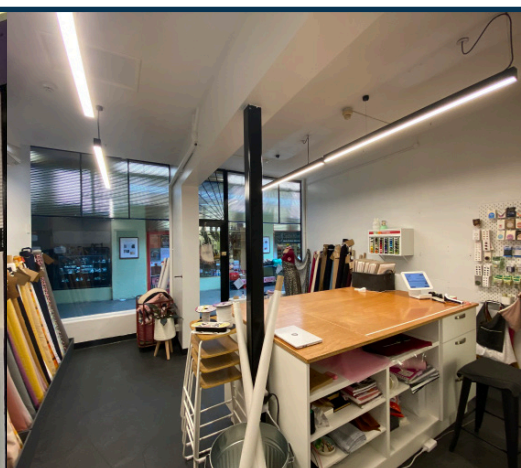
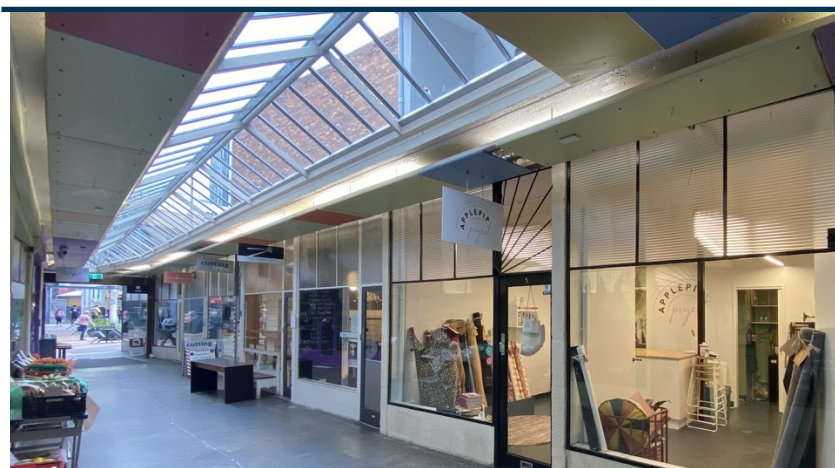
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaupaires.

\$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

m² 28

ZONE Retail



[See more details](#)