

HOBART TASMANIA

Property Magazine

16 June 2023

FREE

RENTAL OF
THE WEEK

80 Hill St
West Hobart PAGE 2



Edwards Windsor

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

Property of the Week



80 Hill St, West Hobart

Filled with charm and character and modern conveniences, close to shops, restaurants and schools. If you are looking for a home on the city fringe, add this one to your list, you won't be disappointed.

Some key benefits and features:

- High ceilings, decorative fireplaces, Baltic pine doors and polished floorboards
- Open plan kitchen/living
- Separate dining
- Top of the range oven, cooktop and range
- Dishwasher
- Reverse cycle heat pump
- French doors opening onto the rear deck



[See more details](#)

\$650/wk



3



1



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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 1 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 1 1



[See more details](#)

For Sale

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.

\$175,000



[See more details](#)

1/8 Athol Street, Lutana

As you enter the property there is an office space located next to the front door, on the northern aspect is the living/dining and kitchen area. The kitchen has a modern gas stove top.

The outdoor area is low maintenance and perfect if you'd like to start a small vegetable garden. The area is fully fenced and suitable for pets if you have them.

\$614,000



[See more details](#)

For Rent

1/4 Tower Court, Taroon

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.

\$425/wk



[See more details](#)

24a Garden Grove, West Moonah

The unit is located under the main residence and upon entry you will find the sunny, open plan kitchen /living area, separate bedroom leading through to the bathroom with laundry facilities included. There is also a lovely, shared, fully maintained rear yard.

\$300/wk



[See more details](#)

For Rent

3 Lever Court, Glenorchy

This spacious and functional family friendly three bedroom home comes with two bathrooms, workshop and plenty of room for the boat, caravan and trailer.

The home is fully gated and fenced making it suitable for some appropriate pets and provides a safe and secure environment for the kids to play.

The covered outdoor patio makes for a fabulous barbeque and entertainment area. Bathroom comprises shower, toilet vanity

\$550/wk



[See more details](#)



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.

\$425/wk



2



1



1

[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



2

[See more details](#)



32/11 Battery Square, Battery Point

This lovely two bedroom unit is ideal for a professional couple or single who works or studies from home.

Conveniently located to Salamanca, the heart of Battery Point and an easy commute to the city or University.

The unit comes inclusive of a fridge, washing machine and dishwasher.

\$490/wk



2



1



1

[See more details](#)



For Rent

3/3 Long Point Road, Sandy Bay

Within walking distance to the Lenah Valley shopping district, schools and bus services, this north westerly facing beautiful townhouse has mountain and water views from multiple panoramic points to enjoy. With a quiet location, it features 3 good sized bedrooms, all with large custom built-in-robcs. The charming kitchen offers plenty of bench space, and a central point in the heart of the home. The sizeable bathroom is located upstairs with a pristine spa bath, and laundry/water closet are located downstairs.

\$375/wk



[See more details](#)



14 Syme Street, South Hobart

uperbly positioned on a quiet secluded street, five minutes from the city, this beautifully presented home is ideal for the modern tenant.

Offering three double bedrooms all with carpet and quality window furnishings, each positioned to receive direct sunshine and a lovely garden outlook.

\$550/wk



[See more details](#)



48 Susan Parade, Lenah Valley

Wonderfully presented and comfortable three bedroom home that offers plenty for the family.

- Main bedroom with built in wardrobes and delightful outlook.
- Dedicated kids room with built in wardrobes and shelving.
- Third bedroom with garden outlook out built in wardrobes.
- Open plan practical kitchen with breakfast bar, dishwasher

\$550/wk



[See more details](#)



79 Poets Road, West Hobart

Convenient Comfort - 6 Months Lease

With a leafy green outlook, generous size yard and a paved bbq area it is a great house for those that enjoy the outdoors without leaving home. There is also plenty of storage room for bikes, kayaks, fishing gear etc.

\$550/wk



[See more details](#)



Houses

Do Sell

In Winter!

Along with the chilly weather comes an old misconception - that Winter is the wrong time to try to sell property.

Many potential sellers put their moving plans on hold once the colder months arrive, firmly believing that they should wait until the warmer months of Spring before placing their home on the market.

Whilst it is true that more homes sell in Spring, there are still plenty of genuine buyers looking to buy during the next couple of months and with fewer properties available overall, demand for good homes can be excellent at this time of the year.

If you are genuinely considering selling, don't wait until Spring to compete with dozens more sellers who have the same idea.

Call today and take advantage of our
FREE, NO OBLIGATION
market appraisal service
to find out what your home is worth
in the current market.

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Article

The Week In Real Estate

Extract from Issue released 10 June 2023



House Prices Surge Again

Low levels of stock throughout most markets means property prices are once again starting to rise.

CoreLogic's national Home Value Index shows the pace of house price growth accelerated to 1.2% in May, its third consecutive monthly rise since March.

While PropTrack's Home Price Index puts the increase at 2% across the combined capital cities for the year to date and says in May values went up by 0.33%.

PropTrack senior economist Eleanor Creagh says the rise in prices seen so far this year gathered pace in May, broadening and accelerating across markets.

Creagh says sellers are benefitting from the reduced levels of competition with other vendors.

While Lawless says advertised listings trended lower through May with roughly 1800 fewer capital city homes advertised for sale relative to the end of April.

"Inventory levels are 15.3% lower than they were at the same time last year and 24.4% below the previous five-year average for this time of year," he says.

Tax Break End Won't Fix Crisis

While many blame investors and negative gearing for causing the housing crisis, research by the Grattan Institute says its effect is minimal.

Grattan Institute economist, Gene Tunny, estimates the price effect of negative gearing to be between 1% and 4%.

He says getting rid of it may change the distribution of ownership from investors to renters, but it is unlikely to improve the overall housing supply.

The number of Australian homeowners has fallen by about 10% since the mid sixties.

NSW Productivity Commissioner Peter Achterstraat says planning and zoning systems are partly to blame for the crisis.

He says they make it difficult to build enough homes where people want to live, which are close to jobs, transport and schools.

"Instead, the system encourages urban sprawl, forcing people into longer and longer commutes," he says. He says what will lead to reduced housing costs is increasing supply with a 10% increase in dwellings leading to a 25% reduction in housing costs.



Long-Term Gains Remain Impressive

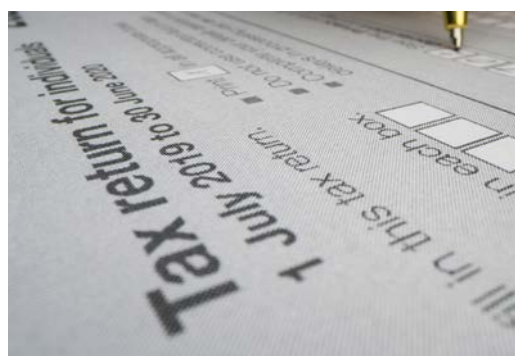
Regional Australia's property market continues to experience large declines in dwelling approvals. Despite this, long-term gains in property prices remain impressive.

Median house prices in some areas have seen growth of up to \$1.1 million in the past 5 years, with Bright (VIC), Jindabyne (NSW) and Venus Bay (VIC) all hitting impressive increases of 152%, 148% and 133%.

The mantra that property should be seen as a long-term investment is also underscored by the growth experienced in the best performing regional property markets over the past ten years.

Over the past 10 years, investors and homeowners have seen gains as large as 362%, with Byron Bay (NSW) topping the list with a whopping \$2.35 million increase.

These figures suggest that property remains a valuable long-term investment for many Australians. Tremendous capital growth since 2013 has seen multi-million dollar profits in some regions buildings and who want to sell."



For Lease



Part Level 1/24 Gepp Parade, Derwent Park

These affordable office suites have just been renovated and are ready to go. The tenancy consists of 4 office spaces and a storage room, all of which have been freshly painted and recarpeted.

Available now.

\$25,000p.a +GST

ZONE Office



[See more details](#)



50 York Street, Sandy Bay

Edwards Windsor have been appointed to offer for lease this long-standing boutique supermarket, within a high profile catchment area of Sandy Bay, close to schools and the University. Ideally situated on the corner of Regent and York Street, this rare and exclusive offering has an approximate floor area of 214sqm.

Contact Agent

m² 214

ZONE Retail



[See more details](#)

For Lease



Level 1/370 Main Road, Glenorchy

Located in the centre of the Glenorchy commercial precinct, between Northgate Shopping Centre and Glenorchy Central Shopping Centre and approximately 8 kilometres north from the Hobart CBD. The space consists of 7 offices, 2 meeting rooms, 3 open plan office areas, 2 kitchenettes and a large storage room.

Contact Agent

ZONE Office



[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



402 Macquarie Street, Hobart

This location is exposed to substantial vehicle and foot traffic. It benefits from excellent street visibility and a prominent corner frontage. The flexible layout is ideal for a small business operator, especially a café or food retailer.

Contact Agent

ZONE Retail



[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

m² 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 Beaurepaires.

\$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

m² 28

ZONE Retail



[See more details](#)