

HOBART TASMANIA

Property Magazine

2 June 2023

FREE

RENTAL OF
THE WEEK

5 Chevalier Street Campania PAGE 2



Edwards Windsor

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

Property of the Week



5 Chevalier Street Campania

The property is situated a short drive from the iconic historical Richmond Village that offers everything from bakery, cafes, grocer, take away shops along with local doctors and services.

Some of the features & benefits include:

- Master bedroom includes walk in wardrobe and beautiful ensuite bathroom.
- Large second bedroom with garden outlook and floor to ceiling built in wardrobes.
- Third bedroom includes wardrobes and would make a great home office.
- Kitchen is the home chefs paradise with large walk in pantry, island bench, dishwasher, twin sinks and substantial plumbed fridge.
- Open plan living room with heat pump.



[See more details](#)

\$575/wk



3



2



4

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



2/70 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

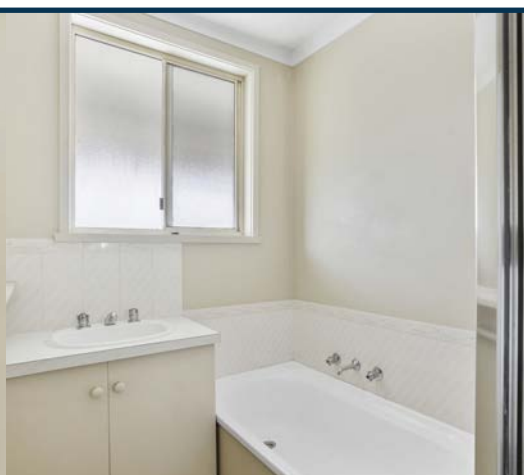
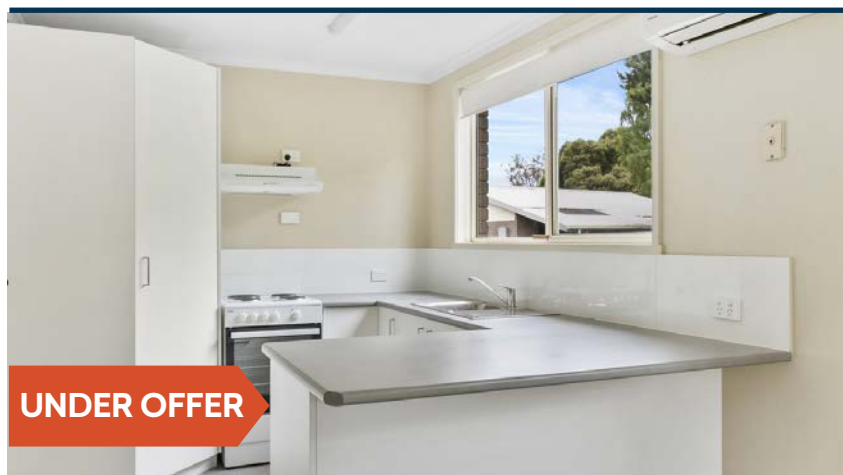


2



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



1



1

[See more details](#)

For Rent

18 Hillside Drive, Blackmans Bay

Located just a short drive from Blackmans Bay Primary and St Aloysius schools is this neat and tidy three bedroom family home.

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.

\$450/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



1



1

[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



2



2

[See more details](#)



17 Loina Street, New Town

Located in a quiet no through street is this very neat and tidy, well-presented fully fenced, three bedroom family home in just the perfect location and setting. From the beautifully landscaped gardens to the cubby house for the children, this home has something to offer everyone. The home comprises of three bedrooms, two with built in robes, spacious living area with both wood heater and heat pump.

\$600/wk



1



4

[See more details](#)

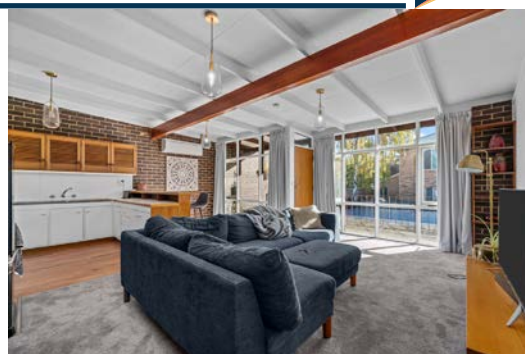


For Rent

2/66 Regent Street, Sandy Bay

Welcome home to this stunning, top floor two-bedroom unit that has been beautifully updated with a touch of modern elegance. Situated in a prime location, this stylish apartment offers a comfortable and convenient living space.

There is one allocated carport space for this unit and unfortunately pets will not be considered.



\$420/wk

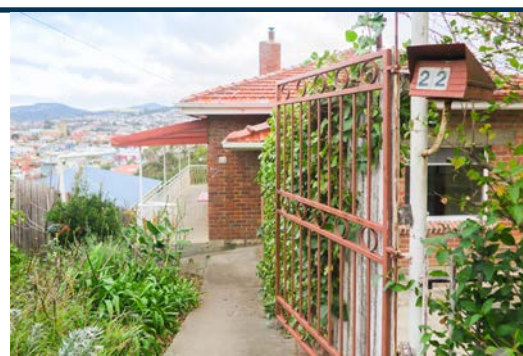


[See more details](#)

22 Allambee Crescent, Glebe

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



[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



[See more details](#)

105 Burnett Street, North Hobart

This terrace property is located right in the heart of North Hobart. Just a short stroll, and you are at the restaurant strip, or down in to Hobart's city centre.

The property has modern paint colours throughout, has polished floor boards and has a lovely gas log heater for those winter months!



\$525/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 26 May 2023



Australian Population To Explode

Australia's population is tipped to grow by 13.8% between 2021 and 2030, according to a report from global real estate firm, CBRE.

It says the surge in population, which will be driven in part by migration, will increase demand for all types of real estate including residential, commercial, office and industrial.

This demand will lead to higher rents for all property classes.

The report says population growth is one of the biggest drivers of vacancy and rental growth in both commercial and residential property and that with Australia having the second highest population growth rates of the developed world means prices will increase.

"This will drive significant demand for housing," the report says.

The current rate of population growth is equivalent to adding an additional 4.43 million people to the population.

Analysts believe this surge in population at a time when supply of new housing is low, will lead to overcrowded housing, soaring rents and increasing homelessness.

Dream Life Over Dream Home

The Australian dream of owning a home may finally be dwindling with new analysis showing Aussies are keener on a dream lifestyle.

Insignia Financial's, Financial Freedom Report, shows home ownership has slipped down the list of financial priorities.

More than half (55%) of respondents now rate their top priority as financial independence.

This includes having enough passive income to cover daily expenses and the freedom to achieve their ideal life.

About half of those surveyed were also keen to prioritise taking a regular holiday.

Insignia financial chief executive Renato Mota, says Covid-19 and increasing cost of living pressures have changed people's outlook.

"It's clear Australians have changed their priorities in life from the traditional dream of owning a home to living their dream lifestyle, which, is under pressure from the current economic climate," he says.

Gen Z are most likely to put owning a home as a top financial priority while Gen Y put good work life balance as their top priority.



Auctions Hit 15-Month High

Auction clearance rates have hit a 15-month high, with 75% of properties selling under the hammer last week.

CoreLogic figures show the combined capital cities had a clearance rate of 75.3%, up from 70.7% on the previous week.

Sydney had the highest auction clearance rate last week of 78.2% followed by Adelaide, 78%, which is always a strong performer.

Melbourne had a preliminary clearance rate of 74.4%, while Canberra was 76.9% and Brisbane was 63.4%.

Perth had only 19 scheduled auctions and seven of the 13 results reported sold.

AMP Capital chief economist Shane Oliver has warned that the RBA will be nervous about the property market continuing to perform so well.

He says people tend to spend less when house values are falling which helps dampen inflation.

"A strong property market would worry the central bank," he says.

"They want to slow the economy down and they're partly relying on lower wealth – lower property and share market wealth – to do that."



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



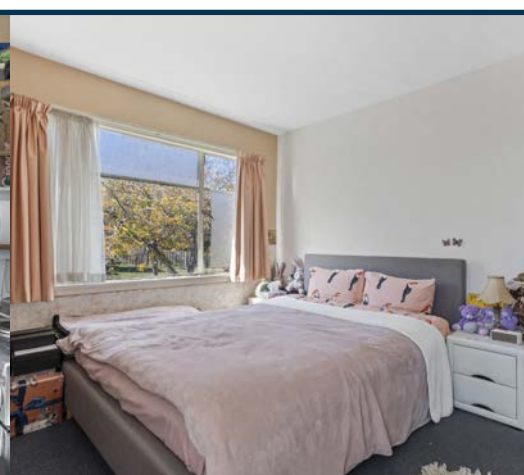
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1



[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



1



1



[See more details](#)

For Lease



402 Macquarie Street, Hobart

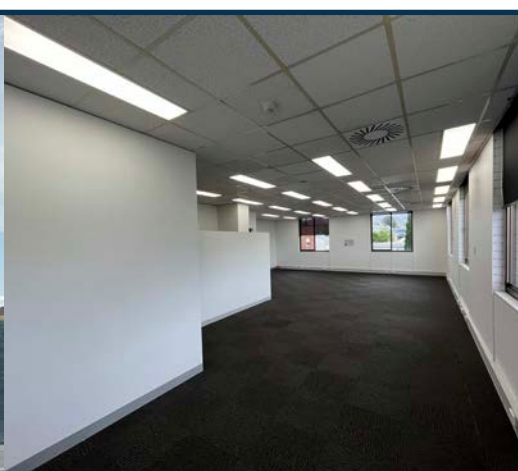
This location is exposed to substantial vehicle and foot traffic. It benefits from excellent street visibility and a prominent corner frontage. The flexible layout is ideal for a small business operator, especially a café or food retailer.

Contact Agent

ZONE Retail



[See more details](#)



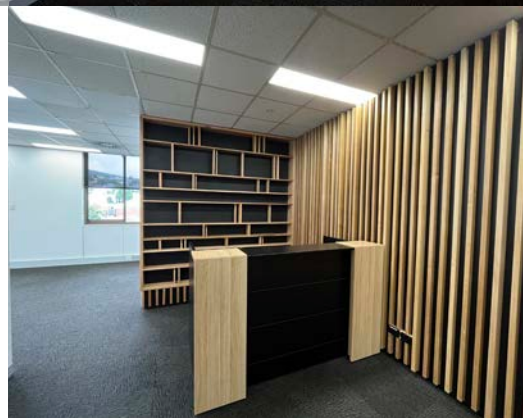
Ground Floor, 199 Macquarie Street, Hobart

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

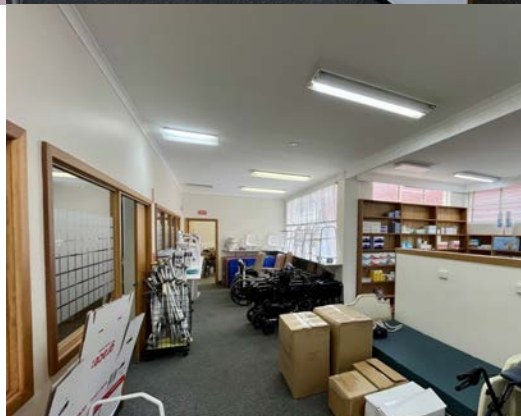


Ground Floor/83 Brisbane Street, Hobart

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

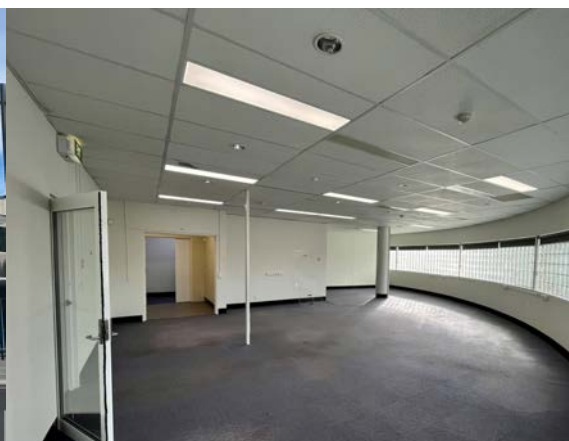
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ZONE Retail



[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



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.

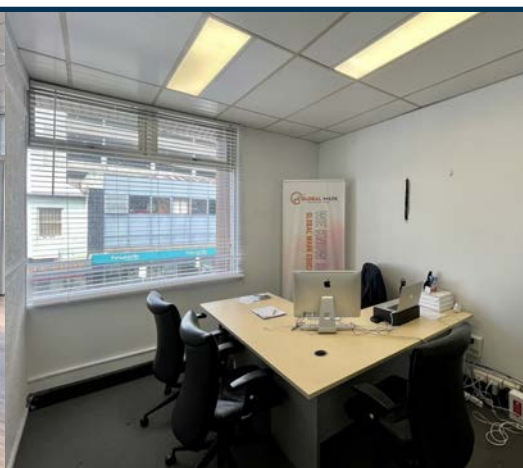
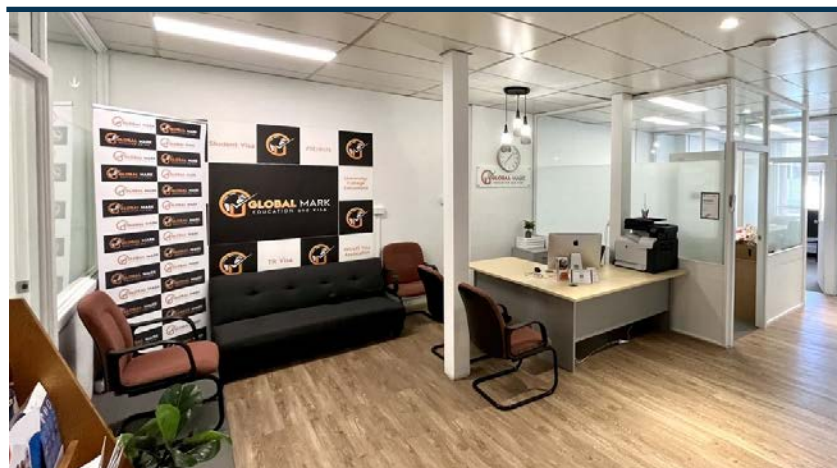
Available now.

\$25,000p.a +GST

ZONE Office



[See more details](#)



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

m² 142

ZONE Office



[See more details](#)