

HOBART TASMANIA

Property Magazine

23 June 2023

FREE

PROPERTY
OF THE WEEK

100 Summerleas Road
Kingston PAGE 2



Edwards Windsor

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

Property of the Week



100 Summerleas Road Kingston

Three bedrooms, two of which contain built-ins lead from the hallway to the bathroom, laundry and into the backyard where you can enjoy undercover entertaining space as well as great sized lawn and garden. The bathroom pleasantly renovated contains bath, separate shower and vanity with a separate toilet providing convenience and utilisation of space.

To the left of the entry, you shall find a spacious living and dining space complete with a higher ceiling and exposed stained timber beams giving character and soul to your new home. In the kitchen you shall enjoy a large bench space, electric stove top and oven and ample storage room with cupboards and draws.

The front yard you offers carport parking for 1, as well as ample room for two or more cars with space to turn – or store the trailer or boat!



[See more details](#)

\$674,000



3



1



3

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](#)

12A Summerhill Road, West Hobart

The interior is welcoming and well laid out, the spacious kitchen is open to the dining area which also adjoins the living room. You won't miss out on a view either, the property has an excellent outlook of the city in true West Hobart style. The house is well insulated with both under-floor and ceiling insulation, so you won't shiver through Hobart's colder months and the temperature will continue to be pleasant throughout summer.

\$885,000



[See more details](#)

Real Estate News

Information to Help You When Buying or Selling

[Click here to download Issue 062](#)

For Rent

3/12a Lynton Avenue, South Hobart

The property attracts plenty of direct sunlight with its easterly aspect, along with a high degree of comfort and enjoyment courtesy of a modernised bathroom, high quality kitchen and new flooring throughout lower level.

The deck offers a leafy green outlook with expansive views and is a prime space to enjoy a morning coffee or after five wine.



\$475/wk



[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.



\$580/wk



4



2



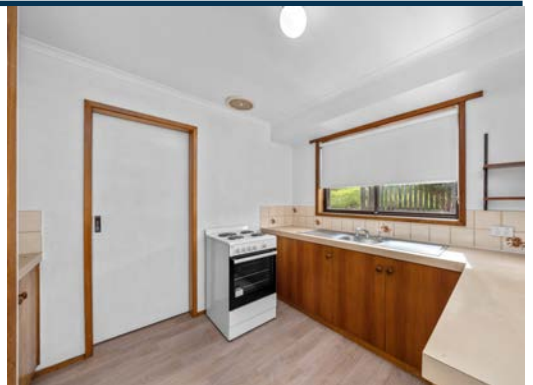
3

[See more details](#)

18 Hillside Drive, Blackmans Bay

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.

Off street parking is available in the driveway area for two cars and unfortunately pets will not be considered for this property.



\$435/wk



3



1



2

[See more details](#)

35 Karoola Road, Lindisfarne

This recently renovated home sits high on the hill in popular Lindisfarne and boasts some of the best views in Hobart. Looking out towards the Tasman Bridge, Casino and Derwent River from the main living areas, it has a cosy feel but has been modernised to appeal to all tenants.

The renovated kitchen features a pyrolitic oven, induction hotplates and a Bosch dishwasher.



\$540/wk



3



1



2

[See more details](#)

For Rent

41 Spinnaker Crescent, Tranmere

Three double bedrooms, two with built in wardrobes and the main having a walk in wardrobe and ensuite.

A spacious, light filled, open plan living/dining area with sliding door access to the large front balcony with lovely water views.

Well-designed kitchen with plenty of cupboard and bench space and quality appliances including a dishwasher.

Family bathroom with separate shower and bath.



\$690/wk



[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.



\$400/wk



[See more details](#)

31b Goulburn Street Hobart

Superb turn of the century, two bedroom city townhouse with the additional bonus of two car spaces included with lease.

Property offers a welcoming front verandah accompanied by a secluded rear yard with gated access from car park. Inside the downstairs area boasts polished Tasmanian Oak floorboards whilst the upstairs bedrooms and hallway are fully carpeted.



\$575/wk



[See more details](#)

79 Poets Road, West Hobart

Located on the fringe of the city you will find this very functional and comfortable three bedroom home.

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.



\$520/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.

Edwards Windsor

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Article

The Week In Real Estate

Extract from Issue released 17 June 2023



Prices Tipped To Hit New Highs

Australian house prices are predicted to reach new highs by the start of 2024.

PropTrack figures show house prices steadily increased during the first five months of 2023, and are now only 2.6% below their peak during the pandemic boom.

PropTrack senior economist Eleanor Creagh says with limited stock coming to market, buyer interest is being concentrated which is underpinning price rises and offsetting the affects of continual rate rises.

“If the pace of price growth recorded over the past quarter continues, national property prices will surpass their prior peak by January 2024,” she says.

KPMG Economist Brendan Rynne says most economists thought the market would be cooler than it currently is.

“I had thought that we would not see the bounce that we have seen,” he says.

“I think what that shows is the other factors that influence short-term prices in housing, such as population growth, wages growth, stock increases, are all overpowering the increases in interest rates that we have seen.”

Turn Offices Into Homes

With so many Australians still working from home, some voices in the property industry are suggesting office towers be converted into apartments.

Residential properties are hard to come by to rent or buy, but with so many people not going into a physical office anymore, there is plenty of unused office space in our capital cities.

Chief executive of architect firm, Place Studio, James Alexander-Hatziplis, expects an increase in the number of CBD offices being converted into residential dwellings over the next few years.

“Several of the country’s CBDs have recently witnessed an increase in office vacancies and thus falling property yields, this is despite the end of COVID-19 and employees returning to the office, at least part of the week,” he says.

Property Council of Australia figures show to the end of January, Melbourne CBD’s office vacancy was 13.8% and Sydney’s was 11.3%.

Alexander-Hatziplis says office buildings typically have very high ceilings, so conversions could offer a “superior product”.



Home Guarantee Helps 100,000

The federal government’s Home Guarantee Scheme has helped 100,000 buy their first home.

The scheme was introduced in January 2020 to help low and middle-income earners buy with a deposit as low as 5%.

Initially three different intakes offered 10,000 places, but it soon expanded with allocations offered to also help those who are building a new home, living regionally or for single parents.

Nathan Dal Bon, chief executive of the National Housing Finance and Invest Corporation, which administers the scheme, says the next intake will begin on July 1.

It will no longer be restricted to singles and couples. Friends, siblings, and other family members will be allowed to make joint applications.

It will also allow those who are not strictly First Home Buyers to apply if they have not owned a home for more than a decade.

About 20% of applicants have been key workers, including more than 6,700 teachers, 5,000 nurses and almost 3,500 social workers.



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/70 Collins Street, Hobart

High Profile Flexible Ground Floor CBD Retail/Office Tenancy in one of Hobarts iconic A Grade Office Buildings

Full refurbishment of the tenancy will commence shortly with the premises available late 2023

Contact Agent

m² 280 **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](#)



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



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](#)