

HOBART TASMANIA

Property Magazine

30 June 2023

FREE

PROPERTY
OF THE WEEK

15/56 Adelaide Street
South Hobart PAGE 4



Edwards Windsor

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

Property of the Week



15/56 Adelaide Street South Hobart

Offered for sale is this wonderful 1 bedroom apartment, positioned perfectly to allow for plenty of natural light through the day and pleasant outlooks all year round. Built circa 1971, this top level unit offers a great opportunity for a first home, city base or solid investment opportunity for savvy investors.

The unit comprises of an open plan kitchen and lounge/dining area, with separate bathroom including shower over bath, vanity, toilet and laundry connections. At the back of the unit is a double bedroom complete with built in robes. The property has one on-site parking space.

Pleasant common grounds offer peaceful positions to soak up the days sunlight, enjoy the seasonal changes of the mountain view and read a book or two.

This property is complete and ready to be lived in and loved immediately whilst offering potential for value adding in the future.

\$395,000



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[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



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.



\$674,000 3 1 3

[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 3 1 2

[See more details](#)

For Sale

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 bedrooms both have built in storage and there is additional linen storage in the hallway. There is a separate toilet as well as a toilet in the bathroom. Enjoy the benefits of solar power which has been installed on the north facing side of the roof, as well as an internal access remote controlled garage.

\$599,000



[See more details](#)

6/369 Brooker Highway, Lutana

Two 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 offers all the comforts one could desire for first home or near city base. 1 allocated off street parking spot and a private connection in the utilities room for laundry.

\$350,000



[See more details](#)

2/31 Hillborough Road, South Hobart

If you're looking for your first home and like the idea of being close to the CBD, Sandy Bay and a number of shopping precincts this property should be on your list!

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.

\$415,000



[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.

\$175,000

Land: 796m²



[See more details](#)

For Rent

2/3 Mariner Circle, Huntingfield

Comprising of three bedrooms with two having built in wardrobes and all are fully carpeted. Ideally the third bedroom would make an excellent study or home office.

The kitchen is large and naturally lit with a pleasant garden outlook. There is a substantial pantry and plenty of bench space for meal preparation with a handy breakfast bar for casual meals.

\$450/wk



[See more details](#)

10 Duke Street, Sandy Bay

12 Month Lease available and pets considered

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.

\$650/wk



[See more details](#)

3/2A Nutgrove Avenue, Sandy Bay

This fully furnished single bedroom apartment has both period and modern features throughout, providing a unique and eclectic place to call home.

The apartment has a northerly aspect, and features large windows to allow plenty of light, as well as a Juliet balcony where you can take in the established garden surrounds.

\$410/wk



[See more details](#)

1/4 Tower Court, Tarooma

Situated amongst quiet leafy surrounds in a particularly quiet street, you will find this charming conjoined villa style unit.

Good sized lounge room with spectacular panoramic river views with reverse cycle air conditioner.

Available 06/06/2023

\$380/wk



[See more details](#)

For Rent

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.

\$520/wk



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[See more details](#)



33 Quayle Street, Sandy Bay

Situated in the highly desirable Sandy Bay area, 33 Quayle St is a delightful 3-bedroom, 1-bathroom townhouse. With its charming design, convenient location, and inviting courtyard, this property offers comfortable living for those seeking a home in a popular area.

\$490/wk



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[See more details](#)



79 Poets Road, West Hobart

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



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[See more details](#)



1/8 Lochner Street, West Hobart

The moment you step through the door to this immaculate unit, you will notice the high quality finish throughout. No detail has been overlooked to ensure you are presented with a superior property.

Open concept kitchen/living floor plan with a reverse cycle air conditioner for year round comfort.

\$460/wk



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[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.

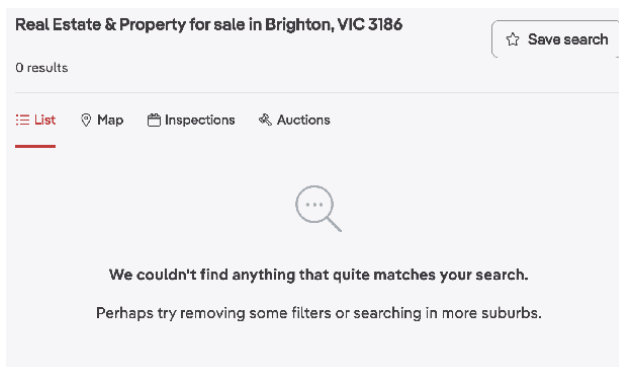
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Article

The Week In Real Estate

Extract from Issue released 24 June 2023



Stock Levels Continue To Tighten

House are selling at a faster rate than properties are being listed for sale, market analysis by CoreLogic reveals.

In the three months to May, 78,700 were sold, while only 68,250 properties were listed, according to CoreLogic research director Tim Lawless.

“Despite the previously weak housing market conditions through the second half of last year, the sales to new listings ratio has held relatively high compared with pre-COVID levels,” Lawless says.

The current ratio of sales to listings means it is a sellers’ market.

Lawless says that vendors will continue to have the upper hand in the market, as stock levels tighten.

As a result he says buyers will need to make more competitive offers.

According to analysis by Suburbtrends, demand exceeds supply in 219 of 328 Australian markets.

Suburbstrend founder Kent Lardner says listing volumes remain very low as a result of many potential sellers being unsure as to what they can move into if they do sell.

Minerals To Create Jobs

The commitment of a further \$500M to kickstart the minerals’ processing industry is tipped to boost the economy and create thousands of new jobs.

The Federal Government says the funding could create \$133.5 billion in new economic activity and 262,600 new jobs by 2040.

At the same time it has announced a review of the Australia’s critical minerals list by 2026. The Federal Government wants Australia to be a significant producer of raw and processed critical minerals by 2030.

Australia has some of the largest untapped deposits of minerals including cobalt, lithium, manganese, rare earth elements, tungsten and vanadium.

It is hoped the focus on the industry will lead to further downstream processing of minerals used in batteries, electric vehicles, wind turbines and solar panels, in Australia. The strategy also aims to encourage further international investment in downstream processing and manufacturing sectors.

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Suburbs With Zero Listings

Listings have been tight for some time throughout Australia, but now there are some markets where there are zero listings available.

According to figures from Domain there have been no apartments listed in South Australia’s Barossa, Yorke or Mid North in the past 12 months.

When it comes to houses, many markets are also tight. Listings in the West Australian southern outback are 90% lower than in 2022.

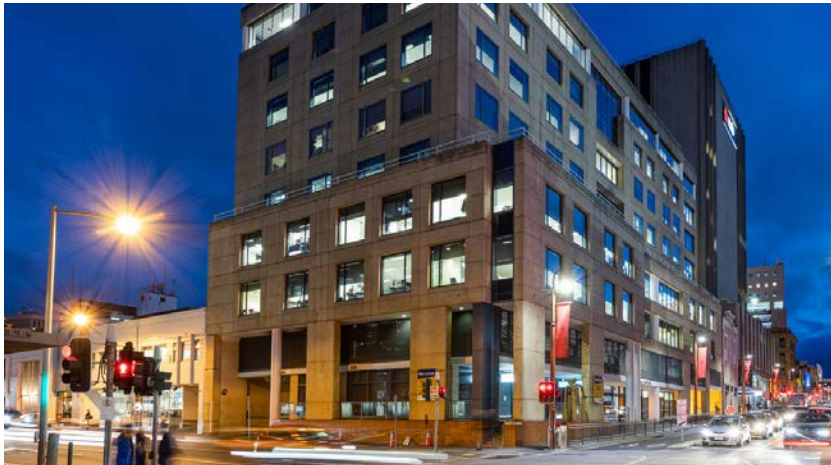
Geelong’s listings for units are down 95%, while unit stock available in Brisbane’s western suburbs is down 94%.

REIA national president Hayden Groves says the figures show buyers are experiencing a lot of pain.

“Those historical lows in the numbers of listings are something of a perfect storm, and it’s being felt all over Australia,” he says.

“Part of the reason we have such a blockage in supply is that sellers are reluctant to put their properties on the market as they can’t be sure they’ll find anything that’ll suit their needs to move into.”

For Lease



Ground Floor/70 Collins Street, Hobart

This A Grade, 4.5 star Nabers office building is centrally located directly opposite the Royal Hobart Hospital, 50 metres from the Elizabeth St Mall and close to public transport links.

The building includes modern End of Trip Facilities and parking is available for lease.

Contact Agent

m² 280

ZONE Office



[See more details](#)



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](#)

For Lease



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.

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

140

ZONE Retail/Office



[See more details](#)



77 South Arm Road, Rokeby

The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

\$28,000 p.a +GST

92

ZONE Industrial/Warehouse



[See more details](#)

For Lease



Ground Floor/89 Brisbane Street, Hobart

This is a vibrant location with a corner ground floor position, the tenancy provides a business with many opportunities and excellent exposure.

Front Tenancy: 79 sqm Main Area: 321 sqm

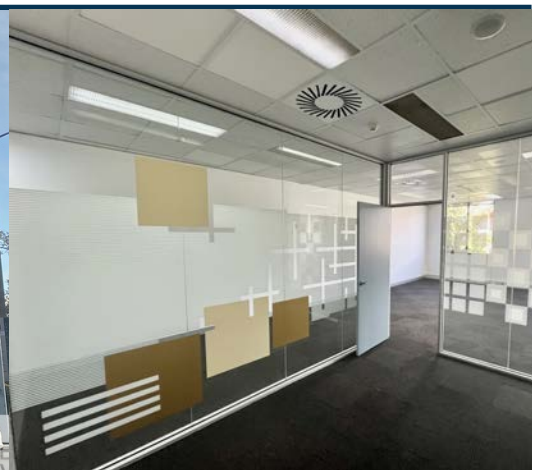
On-site parking is also available for lease.

\$116,500p.a +outgoings
+GST

400 **ZONE** Studio/Office



[See more details](#)



Part Ground Floor/199 Macquarie Street, Hobart

This prominent building is located at 199 Macquarie Street at the fringe of the CBD. Offering an ideally located office space with end of trip facilities and amenities. The space also benefits from excellent natural light and convenient disabled access.

Contact Agent

ZONE Studio/Office



[See more details](#)

For Lease



Ground Floor/83 Brisbane Street, Hobart

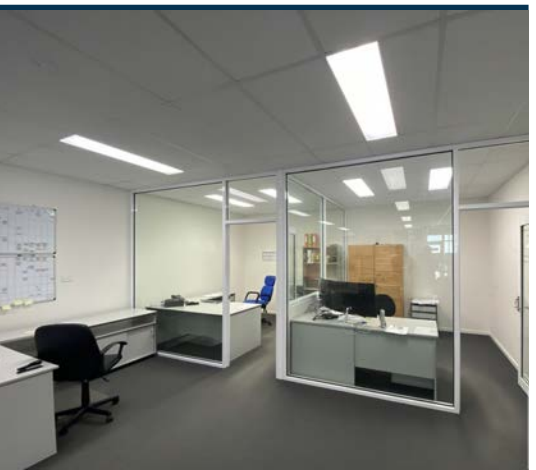
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

\$39,500 p.a +outgoings
+GST

ZONE Retail



[See more details](#)



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](#)