

HOBART TASMANIA

Property Magazine

9 June 2023

FREE

PROPERTY
OF THE WEEK

1/8 Athol Street
Lutana PAGE 2



Edwards Windsor

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

Property of the Week



1/8 Athol Street Lutana

Located in a quiet cul-de-sac, only 8 minutes from the CBD and yet you don't hear any traffic noise from the Brooker Highway.

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.

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. Additionally, there is a covered entertaining area at the rear accessed from the living/kitchen area.



[See more details](#)

\$614,000



2



1



1

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.

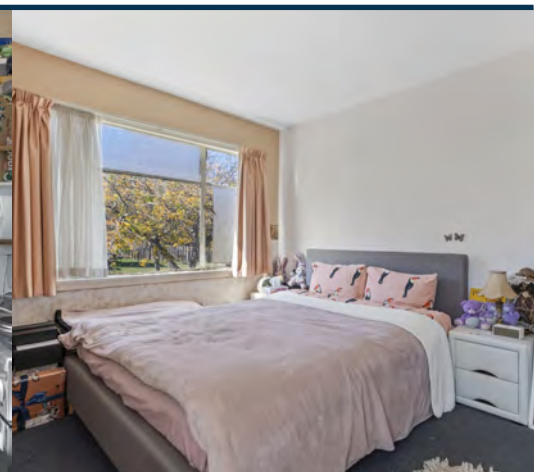
With an open plan kitchen and lounge area providing a light and airy feel, it's apparent that this property has been well maintained and looked after.

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 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.

\$435/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.

\$695/wk



3



1



1

[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

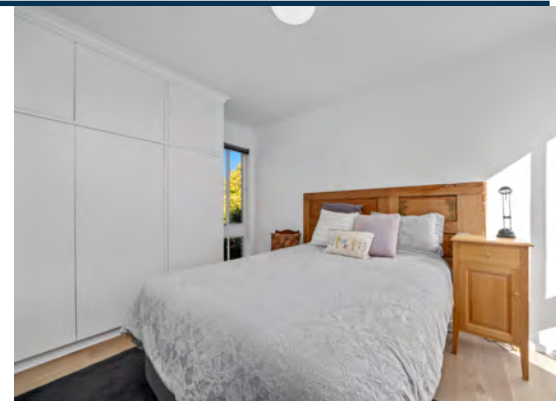


1



1

[See more details](#)



3 Lever Court, Glenorchy

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.

\$550/wk



3



2



4

[See more details](#)



For Rent

1/585 Nelson Road, Mount Nelson

Charming & comfortable free standing fully furnished studio with parking.

Property is conveniently situated to local shops, transport, recreational fields and parks.

Kitchen is modern and inclusive of fridge, microwave & dishwasher.



\$400/wk



[See more details](#)

12 Smithurst Avenue, South Hobart

Charming and functional three-bedroom home set amidst a delightful bushland outlook with a range of quality fittings, fixtures and benefits.

The home offers a high level of comfort and living space to enjoy and comes fully fenced and gated.



\$595/wk



3



[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](#)

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.



\$500/wk



[See more details](#)

For Rent

2/40 Rosehill Crescent, Lenah Valley

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.



\$480/wk

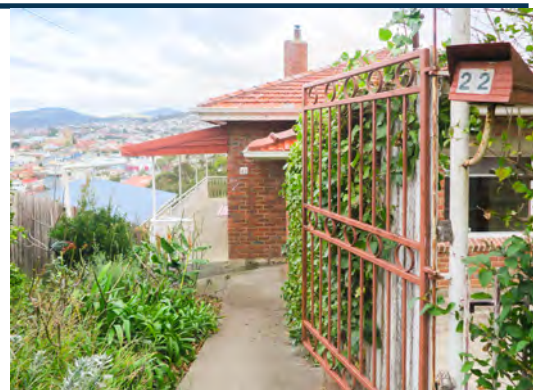


[See more details](#)

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](#)

8 Jefferson Court, Lutana

This 3 bedroom property is ready for you to move in and make your own. There is a good sized back yard and is located in a cul-de-sac only 8 mins from the centre of Hobart.

There is internal access from the remote controlled garage and has plenty of storage waiting to be used.

Don't miss out.



\$460/wk



[See more details](#)

80 Hill Street, West 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!



\$650/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

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

Article

The Week In Real Estate

Extract from Issue released 3 June 2023



Housing Crisis Blamed On Council

Council zoning and red tape coupled with vocal “not in my backyard” agitators have effectively resulted in 1.3 million fewer homes being built in the past 20 years, according to new analysis.

The report, by former Reserve Bank of Australia economist Tony Richards, says housing supply has expanded at just 4.5% ahead of population growth over the 20 years to 2021.

This compared with a rate of 17% above the population growth in the previous 20 years.

He says approval powers may need to be removed from local councils to facilitate the building of more homes.

He suggests medium-density homes which make better use of land that is already zoned residential could be effective.

“If we care about housing affordability and having a city that better meets the housing needs of its population, we need a planning and approvals system that is easier for home builders to interact with, rather than one that is complex, expensive and corruption-prone.”

Rents Tipped To Keep Rising

Tenants are being warned to brace for further rent rises as landlords try to offset their additional costs.

An online survey of landlords has found many say they will “raise the rent” on investment properties to offset costs of “new taxes and possible rent caps” introduced by Governments trying to battle the rental crisis.

Property and consumer expert Rob Klaric says ultimately landlords feel they have no choice but to increase rents to cover their additional costs.

“They’re being slammed on both sides of the fence at the moment,” he says.

“While the interest rates are higher and now there’s additional taxes, they’ll look at trying to pass those increases on to the tenants.”

In response to the online poll many renters say they will be forced out of capital cities if their rent continues to go up.

In Victoria a new \$500 annual tax will be introduced for investment properties with a land value between \$50,000 and \$100,000.

Where Can I Plug This In?

One of the biggest issues facing buyers of electric vehicles in Australia, is convenient access to charging facilities.

Under national construction laws by October, every garage in every new apartment building in Australia must be ready to power an electric vehicle, although they won’t be required to install smart chargers.

The law has been introduced to ensure future demand from electric vehicle owners will be met, although some worry it could devalue older properties without it.

Nicky Lonergan, of Strata Management Group, Archers, says while it is a positive move for new buildings it will present challenges in older buildings. She says owners will be reticent to pay for the upgrade, particularly if they don’t own an electric vehicle.

“There are mixed views on who wants an electric vehicle charger, but the value of their existing dwelling is likely to be impacted if they don’t do something,” she says.

“It will impact people who are living in apartment buildings and who want to sell.”



For Lease



402 Macquarie Street, Hobart

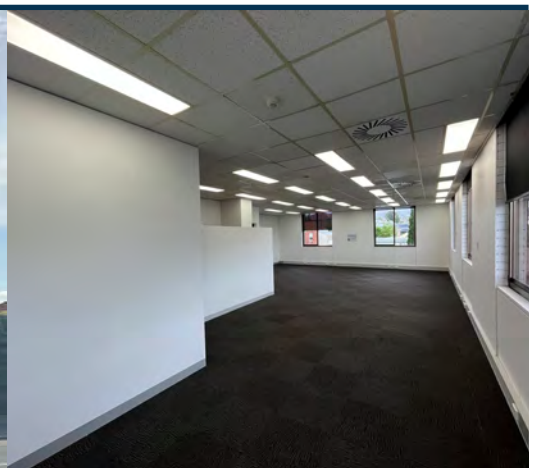
This location is exposed to substantial vehicle and foot traffic. It benefits from excellent street visibility and a prominent corner frontage. The flexible layout is ideal for a small business operator, especially a café or food retailer.

Contact Agent

ZONE Retail



[See more details](#)



Ground Floor, 199 Maquarie Street, Hobart

This prominent building is located at 199 Maquarie 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

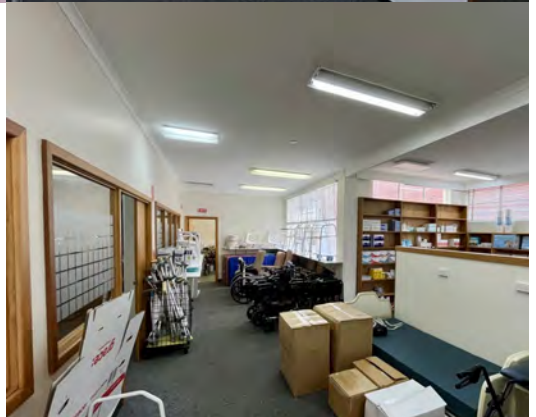


Ground Floor/83 Brisbane Street, Hobart

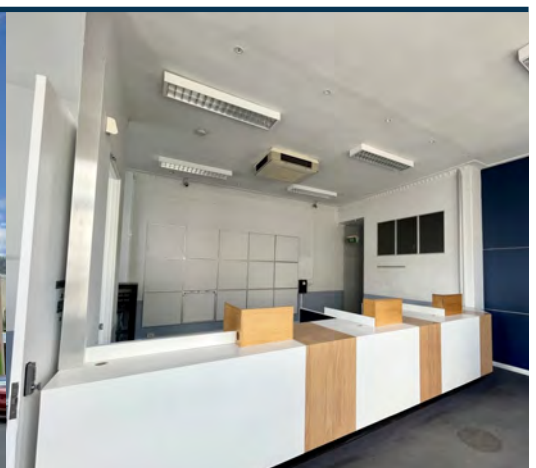
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

\$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](#)

For Lease



Level 1/370 Main Road, Glenorchy

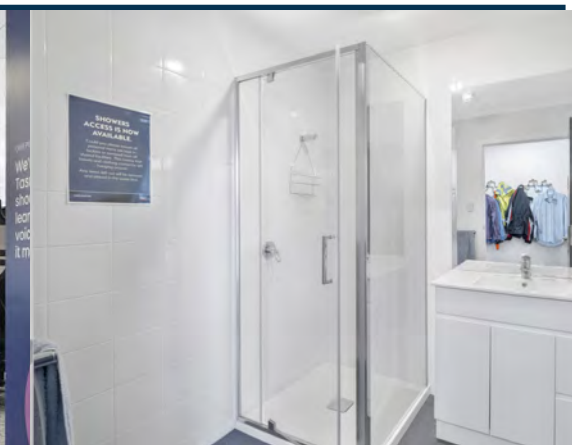
Located in the centre of the Glenorchy commercial precinct, between Northgate Shopping Centre and Glenorchy Central Shopping Centre and approximately 8 kilometres north from the Hobart CBD. The space consists of 7 offices, 2 meeting rooms, 3 open plan office areas, 2 kitchenettes and a large storage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



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](#)