

HOBERT TASMANIA

Property Magazine

14 July 2023

FREE

PROPERTY
OF THE WEEK

12 Monaco Place Howrah PAGE 2



Edwards Windsor

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

Property of the Week



12 Monaco Place Howrah

Affectionately known as 'The White House', from the moment you drive up to the gated entry, the River Derwent views will have you mesmerised.

The main/ground level comprises outstanding features including an enviable covered entry via double timber doors with beautifully tiled foyer plus hallway, study/library room with cabinetry, immaculate Blackwood kitchen complete with stainless steel appliances, display cabinets, walk-in pantry and granite benchtops, a large light-filled dining space adjoining an extensive living area which opens onto the large balcony wrapping around the front of the home and providing outstanding, unrivalled views over Howrah Beach, the River Derwent, Hobart's Waterfront and Kunanyi (Mt Wellington).

This is a rare opportunity to acquire an expansive, well maintained private suburban oasis of your very own to call home!

**For Sale by
Expressions of Interest**



5



4



4



[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



15/56 Adelaide Street, South Hobart

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.



\$375,000



[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.

\$874,000



[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.

\$549,500



[See more details](#)

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.

\$649,000



[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](#)

12/8 Allison Street, West Hobart

Built circa 1978, the unit contains two double sized bedrooms, one with built in robes. An open kitchen, dining and lounge area with Laminex benchtop, electric oven and cooktop and heating and air conditioning unit. A pleasant bathroom which has been updated includes toilet, shower over bath, storage and laundry connections.

\$450,000



[See more details](#)

For Rent

2/76 Barrack Street, Hobart

For those looking for space without compromise, this is a grand 4 bedroom home with a flexible floor-plan and outstanding city and river views.

The two main bedrooms upstairs both have private balconies and easily accommodate large furniture. The additional two bedrooms downstairs are sizable and unique in layout.

Off street parking available. Sorry, no Pets.

\$700/wk



4



3



2

[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



3



1



1

[See more details](#)



6/107 Burtonia Street, Rokeby

Having just been repainted and with new carpet throughout, this well presented, spacious unit comprises of three good sized bedrooms, all with built in wardrobes, modern kitchen with plenty of cupboard and bench space also with breakfast bar facing into the open plan, light filled living area with heat pump and sliding door access to the rear deck and fully fenced yard, the stylish bathroom has both a separate shower and bath and also access to the main bedroom.

\$480/wk



3

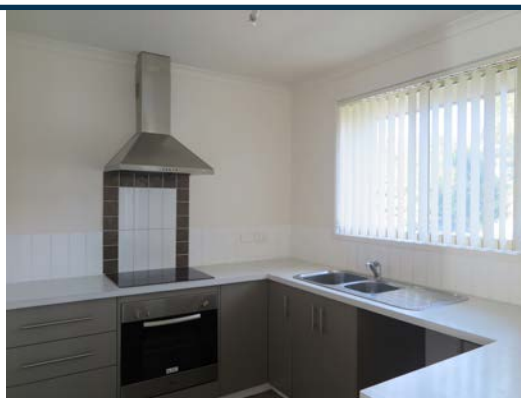


1



3

[See more details](#)



6/7-9 Burgan Circle, Chigwell

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

\$400/wk



3



1



1

[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



[See more details](#)



1/4 Tower Court, Taroona

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. Delightful light filled kitchen with dishwasher, ample bench space, plenty of storage cupboards and includes dishwasher.

\$380/wk



[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



[See more details](#)



61 Patrick Street, Hobart

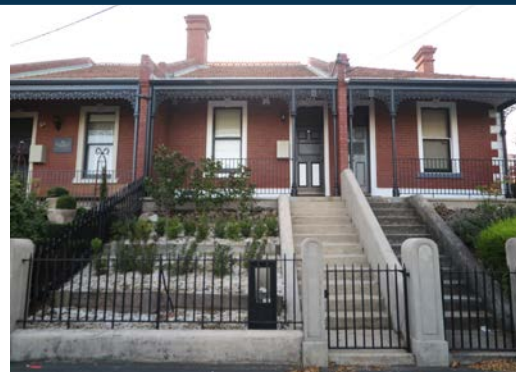
Conveniently positioned and within easy walking distance to the city centre, is this charming and tastefully renovated 2-3 bedroom townhouse available for a 12 month lease. Well suited to the professional couple.

Small pets are considered.

\$625/wk



[See more details](#)



A composite image showing a person's legs in jeans and sneakers, using an axe to chop wood on a pile of shavings. To the left, there is a stack of brown cardboard boxes. The text 'Renovate — or — Relocate?' is overlaid on the boxes.

Renovate — or — Relocate?

As the colder months set in this is a common question that many home owners will ponder.

As the colder months set in this is a common question that many home owners will ponder.

What are the risks? What time frames should we expect? What if we over capitalise?
What if we bought something else? How do we buy and sell at the same time?

Again, all very important and common questions to ask.

So where do the answers lie?

A great first step is finding and understanding your property's current market position, the market factors that may or may not contribute to changes in the value of your home, and what to expect in return for any changes you make. Whilst no one can ever guarantee what the future will hold, **an agent who is knowledgeable about the market should be able to provide sound advice and recommendations to best prepare you for your future real estate plans**, to help you best prepare for your future real estate plans.

If you would like an obligation and cost free current market appraisal, get in touch with Edwards Windsor today to organise a private and confidential discussion. During which our experienced consultants will be able to offer advice and guidance about how to prepare for your next property journey, whether that be staying where you are and transforming your home, or searching for and obtaining your next perfect property.

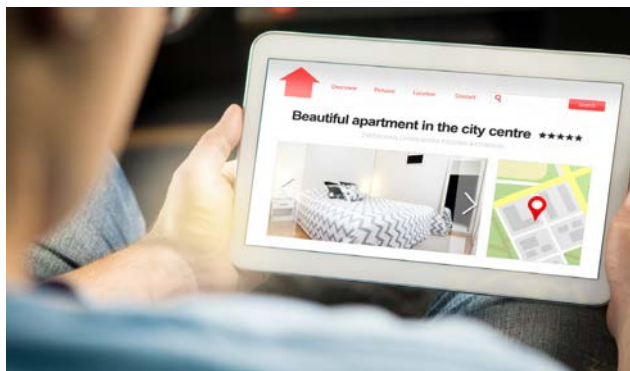
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Article

The Week In Real Estate

Extract from Issue released 8 July 2023



FOMO Is Back In Market

The Australian property market is showing strong signs of a rebound with lenders and buyers alike taking advantage of the rising prices.

Data from the Australian Bureau of Statistics show that owner-occupiers and investors drove the surge in June, with respective rises of 4.5% and 6.2%.

Experts are attributing this to what is known as 'FOMO' (fear of missing out) with buyers wanting to get in before prices continue to rise, citing significant price drops which didn't occur.

This rise is despite borrowing capacities being cut by a third with the Reserve Bank introducing 12 rises in the past year.

Auction clearance rates have also remained unseasonably strong, with PropTrack recording about 70 per cent of homes selling under the hammer in Sydney and Melbourne.

One factor helping younger buyers is the support coming from their parents, with many willing to support a favourable purchase.

Rent Freeze Not The Answer

Australia's 2.2 million real estate investors have been under fire lately, but those who liken all landlords to the devil should be careful what they wish for.

Lumping landlords altogether is just like saying every renter is a tenant from hell who smashes walls and soils bedrooms.

Australia is experiencing a housing crisis and a blanket rent freeze isn't the answer.

The majority of landlords are trying to do the right thing; covering the rising costs of servicing their loans and fostering long term tenancy agreements. Some have even reduced rent or gone beyond to support tenants during the pandemic.

The Greens' have recently called for "a two-year emergency rent freeze". The Greens proposal could be disastrous for investors if they can't keep up with their large mortgages, leading to fewer properties available for rent.

Good landlords with heart should be praised over those trying to get rich quick.



Downsizing Leads To Upsizing

More and more Australians are choosing to downsize in order to upsize their retirement.

Up to 58,000 Australians have taken advantage of the tax-free 'downsizer' scheme, selling their principal place of residence and contributing the proceeds to their super. The ATO report showed over the period from July 2018 to April 2023, the overall contribution amounted to \$14.5bn, with an average of \$250,000 each.

Downsizing a family home to free up extra money for retirement under the downsizer scheme has been around for a few years.

The scheme was recently amended to open eligibility to ages 60 and above. Those interested must meet the ATO's criteria, such as a minimum of 10 years ownership of the home prior to sale.

It enables Australians to deposit up to \$300,000, meaning couples can deposit a total of \$600,000. Contributions are separate from non-concessional and attract no tax when money is withdrawn during pension mode.



For Lease



Ground Floor/83 Brisbane Street, Hobart

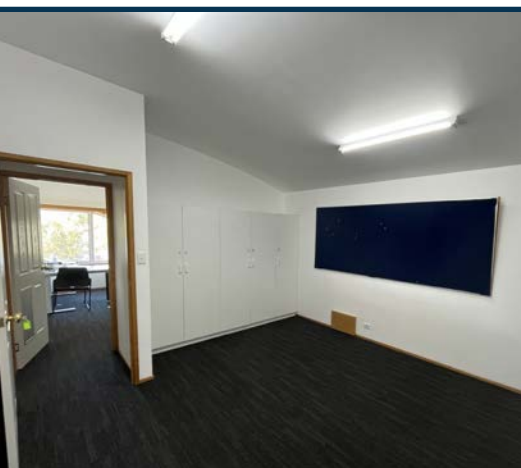
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

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

ZONE Retail



[See more details](#)



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.

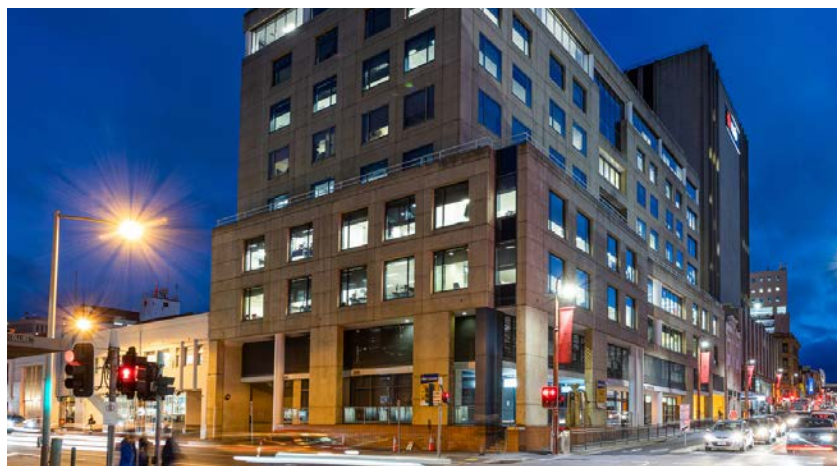
\$25,000 p.a +GST

ZONE Office



[See more details](#)

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.

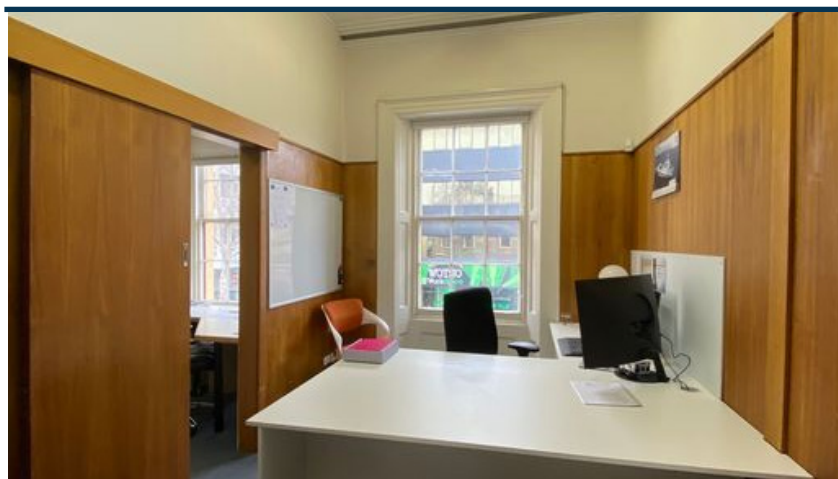
Contact Agent

 **280**

ZONE Office



[See more details](#)



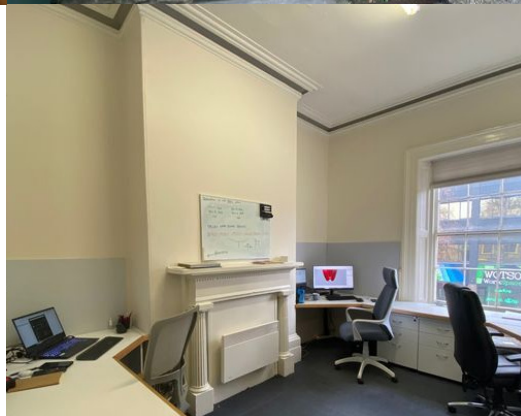
163 Macquarie Street, Hobart

This tenancy consists of a ground floor reception/waiting room, boardroom, two large offices, open plan workspace, kitchenette, storerooms and separate male/ female toilets.

Available now

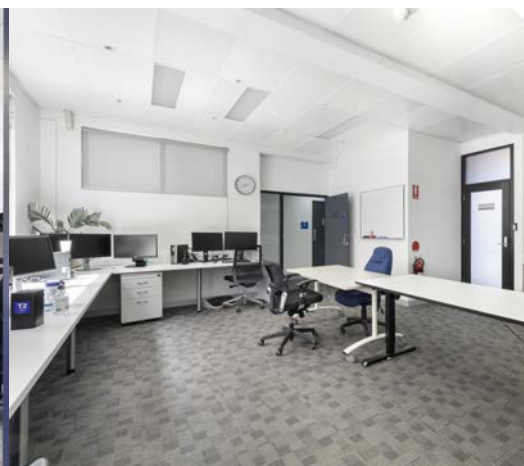
Contact Agent

ZONE Office



[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 Level 2/9 Elizabeth Street, Hobart

The tenancy allows the flexibility to occupy the suites individually or lease both together. Tenancy 4 is approximately 164sqm and Tenancy 5 is approximately 112sqm. The space offers excellent natural light and modern workspaces ideal for office or showroom applications.

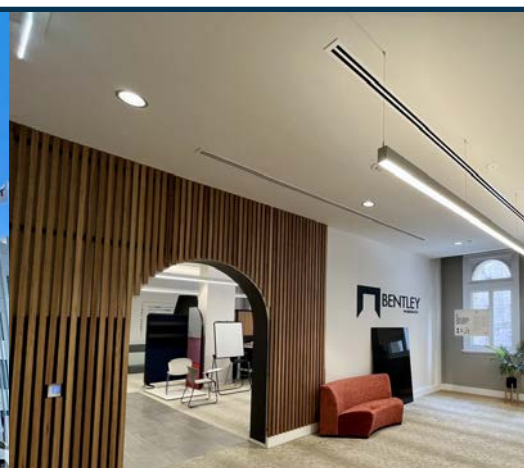
Contact Agent



112

ZONE

Office



[See more details](#)

For Lease

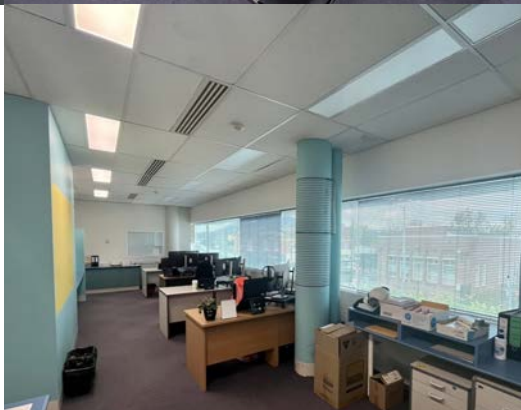


Level 1/370 Main Road, Glenorchy

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 tenancy is located within a prominent office building along the Main Road taking full advantage of the high foot and vehicle traffic.

Contact Agent

ZONE 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](#)