

HOBART TASMANIA

# Property Magazine

21 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!

Offers over

**\$1,800,000**



[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



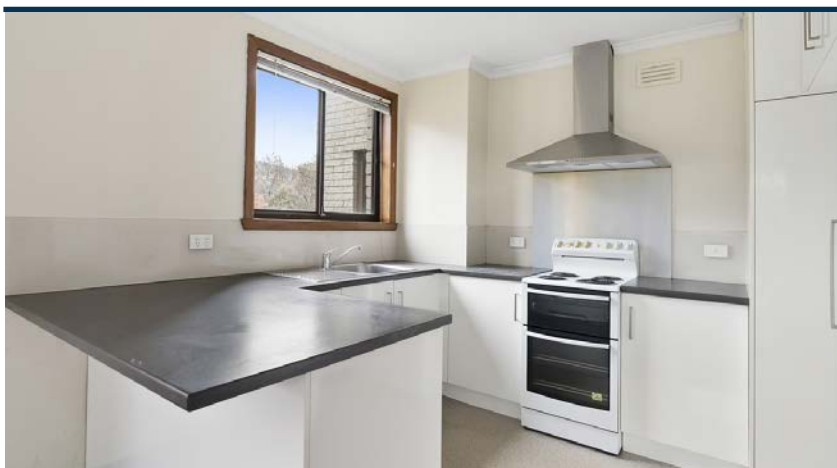
## 1/8 Athol Street, Lutana

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** 2 1 1

[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. The complex at 8 Allison Street is fully fenced, with access to carpark from Allison Street. Unit 12 has one parking space assigned in the off street car parking area.



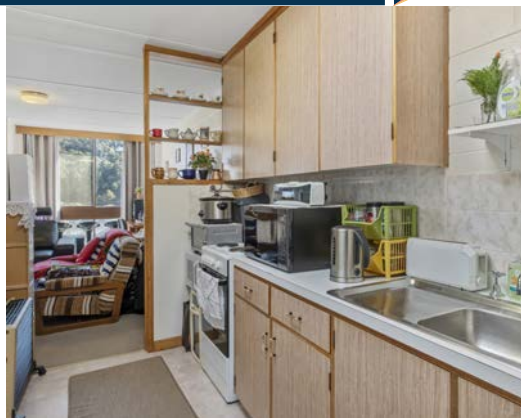
**\$425,000** 2 1 1

[See more details](#)

# 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.

**\$849,000**[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](#)

## 100 Summerleas Road, Kingston

This peaceful, near level residential block of 796m<sup>2</sup> 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.

**\$649,000**[See more details](#)

# For Rent

## 77 Derwent Park, Road Moonah

Great neat and tidy family home with highly attractive façade, in a convenient central location, with lots to offer.

- Three bedrooms, two doubles and a single configuration.
- Large eat in kitchen with plenty of cupboards and bench space.
- Open plan lounge room, fully carpeted with reverse cycle air conditioner.

**\$495/wk**



[See more details](#)

## 1/110 Gordons Hill Road, Lindisfarne

The property comprises of a spacious, open plan living/ dining area with heat pump, leading on to the well-designed functional kitchen with plenty of cupboard and bench space, breakfast bar, ceramic cook top, under bench oven and dishwasher. There are four bedrooms, all with built in wardrobes and the main bedroom with spacious ensuite. The stunning main bathroom has floor to ceiling tiles, a separate bath and shower and double vanity unit.

**\$630/wk**



[See more details](#)

## 3/22 Summerhill Road, West Hobart

Situated in West Hobart and only a short stroll to the local convenience store, local primary schools and with a bus stop at the door is this perfect 3 bedroom home.

Upstairs consists of a separate living room with electric heating, large windows and new energy saving blackout blinds. Downstairs a large sitting area/rumpus, under the house storage and laundry, and the large bedroom which has huge wardrobes and lots of space.

**\$580/wk**



[See more details](#)

## 2/2A Nutgrove Avenue, Sandy Bay

Welcome to your dream one bedroom unit nestled in the heart of history! This stunning abode offers a unique blend of classic elegance and modern convenience, ensuring an unforgettable living experience. Situated in an amazing location, you'll have easy access to renowned landmarks, vibrant cultural hubs, and all the amenities you desire.

**\$435/wk**



[See more details](#)

# For Rent

## 2/53 Poets Road, West Hobart

Located in popular West Hobart this two bedroom unit has lots to offer!

Features & Benefits:

-A wrap around balcony to enjoy the panoramic views of Hobart and the River Derwent.

-Modern galley style kitchen and living room takes advantage of the beautiful views with large floor to ceiling windows.

**\$450/wk**



[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**



[See more details](#)



## 1/24 Elwick Road, Glenorchy

The home comprises of three good sized bedrooms, the main with built in wardrobes and fourth bedroom/sunroom located at the rear of the house, well designed, modern, eat in kitchen, separate living room with heat pump, updated bathroom and also separate laundry and toilet areas. The yard is fully fenced and there is off street parking for two vehicles. Pets may also be considered for this property.

**\$540/wk**



[See more details](#)



## 2/76 Barrack Street, Hobart

This delightful downstairs unit benefits from 1 double bedroom, ensuite bathroom and open plan lounge/kitchen. It is tastefully decorated, with quality fittings throughout, secure entry, washing machine, built-in robes, electric heating, private courtyard and off street parking for 1 vehicle.

**\$700/wk**



[See more details](#)





# Renovate — or — Relocate?

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

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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 15 July 2023



### Inland Rail Moves Step Closer

The Federal Government has begun to establish the various entities required to help speed up delivery of the Inland Rail project.

It announced this week that it will separate its governance and delivery arrangements from the Australian Rail Track Corporation's (ARTC's) day to day operations.

A new subsidiary, Inland Rail Pty Ltd, will govern the delivery of the project which is designed to meet Australia's growing freight requirements.

It is anticipated the section between Beveridge in Victoria and Parkes in NSW will be completed by 2027.

Work started on the project in Victoria in February 2023, with construction now underway in two of the three states through which the route will run.

An independent review into the project was started in October 2022, with its recommendations handed down in April 2023.

The review addressed issues that the project was facing significant delays and cost pressures.

One of the recommendations was that enhanced governance arrangements and appropriate environmental approval processes be put in place.

### Unit Rents Surging

Unit rents are increasing faster than house rents, according to CoreLogic's quarterly rental review.

It shows the difference between median house and median unit rents is now only \$34 per week, after unit rents rose by 4.4% in the three months to May. During the same period house rents rose by 2%.

CoreLogic economist Kaytlin Ezzy says while rents are high across the board, the monthly rate of rental growth eased in June.

"The softening in rental growth occurred in spite of an ongoing surge in overseas migration and a continued shortage in rental supply, suggesting an increasing portion of tenants are reaching their affordability ceiling," Ezzy says.

"While rental demand from overseas migrants is likely to remain strong for some time yet, particularly across the largest capitals, we've already seen a reduction in domestic rental demand via an increase in the average household size."

Nationally rents are 27.4% higher than at the start of COVID, or about \$127 per week more.



### Mortgage Refinancing Booms

The number of homeowners refinancing their mortgages is on the rise as banks shun APRA's 3% lending buffer.

APRA recommends that banks add a buffer of 3% to current interest rates when accessing a borrower's capacity to repay.

But some of the big banks are now allowing some owners to refinance without strictly adhering to the 3% buffer. The Commonwealth Bank of Australia, NAB and Westpac are allowing a 1% buffer to refinancers who meet certain criteria.

Despite the change in tactic, banks are still being cautious about who they lend to with key considerations including whether borrowers have savings and the ability to repay the loan.

Banks are also factoring in the additional costs associated with switching lenders such as break costs from exiting an existing loan, establishment and discharge costs.

With the RBA continuing to increase interest rates, the mortgage refinancing market has picked up pace of late with homeowners keen to secure lower repayments where they can.





# 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.

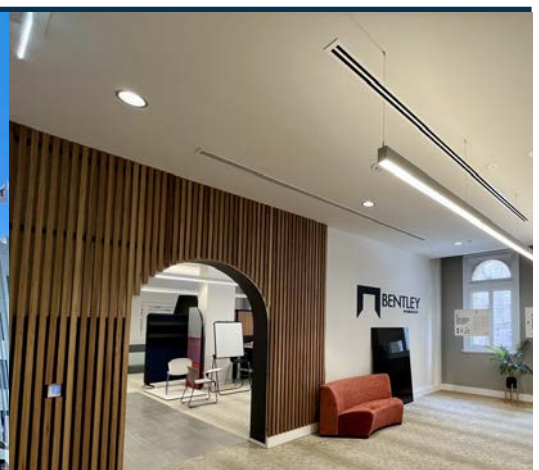
**Contact Agent**



**112**

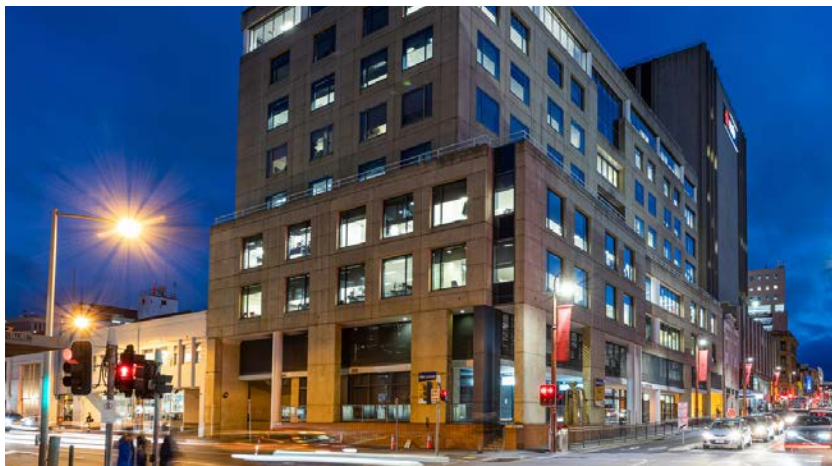
**ZONE**

**Office**



[See more details](#)

# For Lease



## 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**

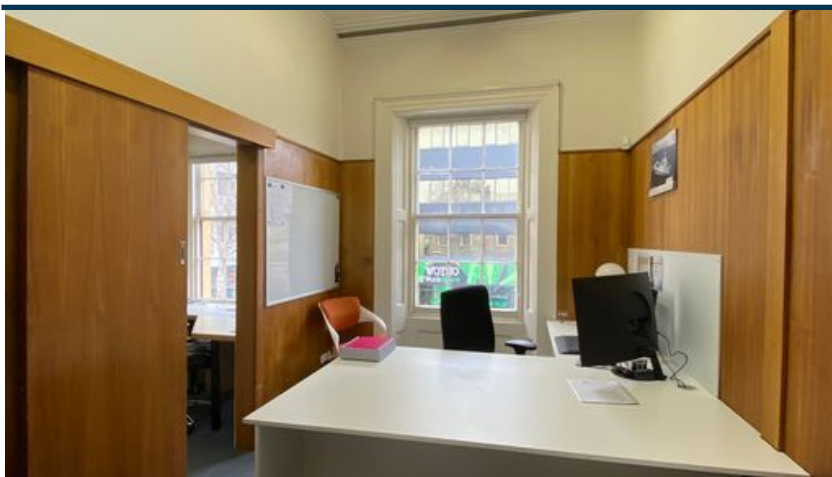


**280**

**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



## 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](#)



## 4/122 Cambridge Park Drive, Cambridge

The complex comprises 7 warehouse units and benefits from close proximity to the Cambridge Park Homemaker Centre and the Hobart International Airport.

The tenancy is constructed of concrete block external walls, metal deck roof and a concrete floor, with a height clearance of over 6 metres.

**Contact Agent**

**m<sup>2</sup> 162**

**ZONE Industrial/Warehouse**



[See more details](#)

# For Lease



## Ground Floor/83 Brisbane Street, Hobart

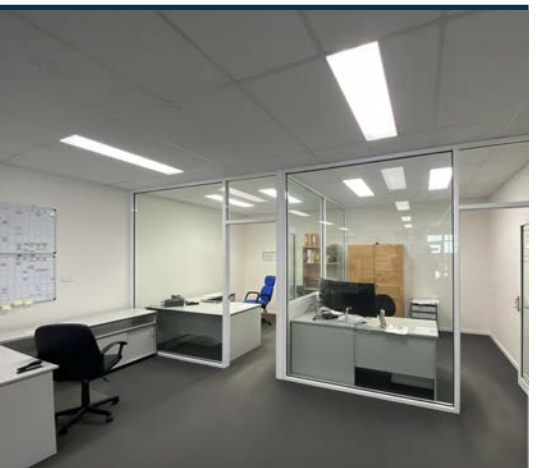
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

**\$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](#)