

HOBERT TASMANIA

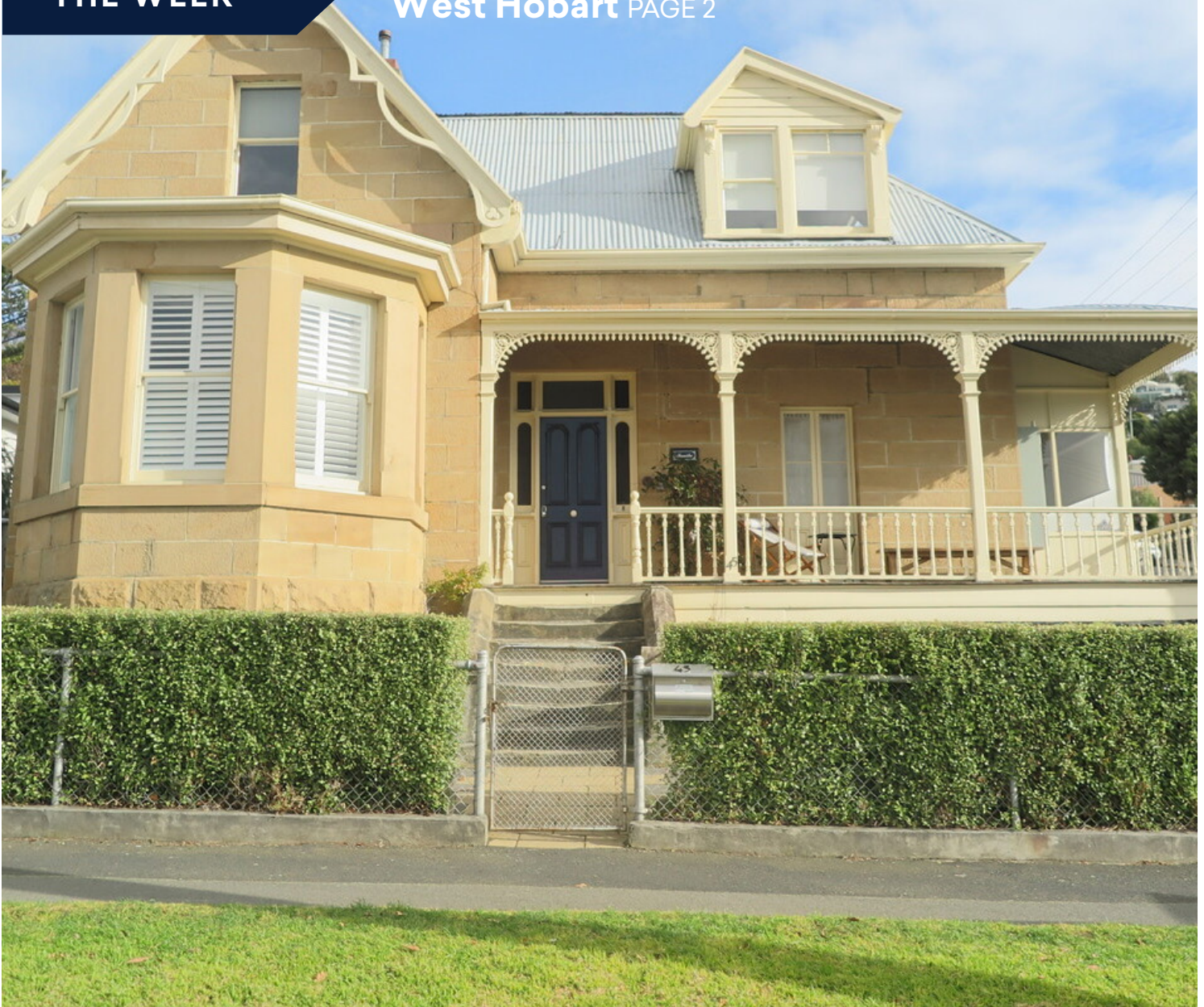
Property Magazine

28 July 2023

FREE

RENTAL OF
THE WEEK

45 Lansdowne Crescent West Hobart PAGE 2



Edwards Windsor

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

Property of the Week



45 Lansdowne Crescent West Hobart

Wonderful opportunity to reside in gorgeous sandstone Georgian three bedroom upstairs fully furnished apartment.

Superbly situated in the heart of West Hobart the home is convenient to a plethora of local conveniences including cafes, grocers, restaurants, parks and schools and on a regular bus route.

The home offers spacious comfortable accommodation and would ideally suit city based professionals or those that work from home.

Kitchen boasts modern Blackwood kitchen with twin sink, pantry, dishwasher, fridge, microwave and comes fully equipped with modern appliances and cookware.

Unfortunately most pets are unsuitable here.

\$575/wk



[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**[See more details](#)

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.

This magnificent property, set back from an already peaceful cul-de-sac, provides the ultimate private oasis. Filled with light, colour, sun and outstanding water and mountain views, this architectural three level home benefits greatly from its desirable design and aspect, whilst being both expansive and homely.

**Offers Over
\$1,800,000**[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.

\$350,000[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](#)

26 Springfield Avenue, Moonah

Built circa 1947 on a level block this home offers flexibility with current floor plan for different bedrooms, ample yard space and plenty of off-street parking. This property offers an opportunity to be transformed into a spacious and modern family home (STCA) with kitchen and main bathroom spaces complete and functional and a second bathroom area already in place.

\$499,000[See more details](#)

100 Summerleas Road, Kingston

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.

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

For Rent

12/338 Park Street, New Town

This two bedroom villa unit is located in a quiet complex, and is a conveniently short drive to New Town Plaza, North Hobart and the CBD.

It features an updated kitchen with stunning bench top, plenty of drawers and cupboards, oven and dishwasher. The combined bathroom and laundry has also been updated – it features soft close drawers, large corner shower, and the laundry has been cleverly designed to be hidden away in the cupboard.

\$475/wk



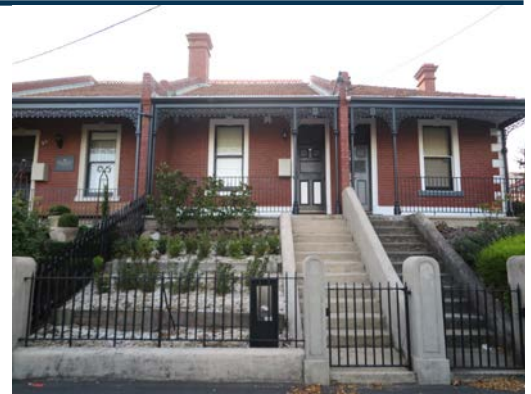
[See more details](#)

61 Patrick Street, Hobart

Upon entry is a sizeable long hallway with beautiful high feature ceilings and slick polished Tas Oak floorboards. As you walk along, all 3 double bedrooms (or 2 bedrooms and a separate lounge room) are located to the left that soak in the early morning sun.

The hallway flows onto the open living/dining/kitchen area with wood heating to keep you warm on those winter nights. A heat pump will be installed at the end of July.

\$625/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](#)

1/10 Braddon Avenue, Sandy Bay

Nestled away at the end of a peaceful street, is this highly appealing unfurnished two bedroom unit.

Good quality kitchen with a handy island bench and includes a fridge and plenty of cupboards.

Close to shops and transport and Nutgrove Beach.

\$440/wk



[See more details](#)

For Rent

344 Liverpool Street, West Hobart

This cosy, tucked away one bedroom unit is the perfect spot for someone wanting a low maintenance unit and a lovely garden.

With one bedroom and one bathroom, this unit is an ideal city base for someone wanting a convenient city lifestyle.

Located downstairs, with only one other residence above, you have privacy of a separate entrance and a lovely private garden.



\$330/wk



[See more details](#)

2/337 Macquarie Street, South 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.



\$360/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.



\$495/wk



[See more details](#)

54 Crystal Downs Drive, Blackmans Bay

Ideal for the busy family this three bedroom well situated home comes with full garden maintenance included with the rent, so you can enjoy the benefits of an outdoor lifestyle.

There is a covered back porch along with a separate balcony to enjoy the river views. The garden is fully fenced and gated and offers a further bbq and fire pit area to entertain or relax.



\$550/wk



[See more details](#)



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 22 July 2023



Rental Market Reprieve

The pace of rental growth has eased according to the latest CoreLogic Quarterly Rental Review.

The review, for the second quarter of 2023, shows the monthly rate of rental growth slowed in the June quarter, although rents still remain high.

Rents rose by 2.5% in the June quarter, 30 basis points lower than the pace of growth in the previous quarter.

It is the first time the rate of quarterly rental growth has slowed since November.

CoreLogic Economist, Kaytlin Ezzy, says rental growth softened despite an ongoing surge in overseas migration and a continuing shortage of rental properties.

She says this suggests many tenants are reaching their "affordability ceiling".

"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."

National rents are now 27.4% higher than at the start of Covid.

Owners Renovate Instead

With the property market remaining tight, homeowners are spending more than ever on renovations.

Australian Bureau of Statistics figures show the amount owners are spending on home improvements rose by \$26,900 in the past 12 months with the average spend now \$202,270.

In all, 10,308 homeowners took out renovation loans in the three months to May 2023.

At the height of the pandemic in 2021, renovation work reached its second-highest level on record, with low interest rates, increased savings and more time at home, encouraging many owners to undertake an upgrade.

Master Builders Australia chief executive Denita Wawn says there was big spending on homes in the Covid years as people couldn't spend their discretionary dollars elsewhere.

"(Including) \$60 million dollars that Australians spend each year on overseas travel alone."

A shortage of properties means homeowners are staying longer in their properties and renovating instead. The average period of ownership is now 13.5 years compared with 9.3 years in 2010.



Baby Boomers Are Loaded

Australians have become richer and baby boomers are at the top of the tree.

Roy Morgan's Wealth Report 2023, shows Australia's wealth increased by 7% between March 2020 and March 2023.

The increase was mostly driven by an increase in the value of owner-occupied homes, up by 43.2%, from \$4.16 trillion to \$5.95 trillion.

It says half of the Australian population, predominantly homeowners, account for 95.4% of Australia's net wealth.

Baby Boomers benefit significantly from the rise in property values as they have the highest rate of home ownership in Australia.

They were able to buy at a time when housing was more affordable, and they reaped the benefits of rapid price increases.

As their university education was free, many were able to enter the housing market not loaded down with HECs debts.

Successive interest rate rises by the RBA mean one-third of mortgage-holding households, particularly Generation X and Millennials, have experienced a 50% increase in mortgage repayments.



For Lease



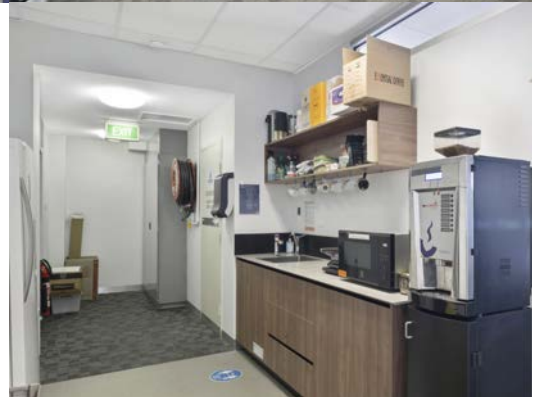
Ground Floor/89 Brisbane Street, Hobart

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

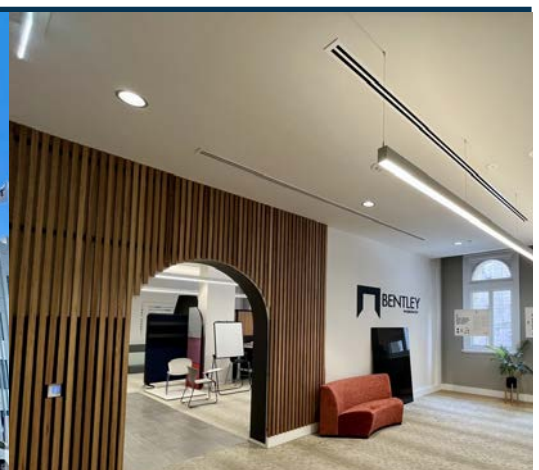
On-site parking is also available for lease.

\$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.

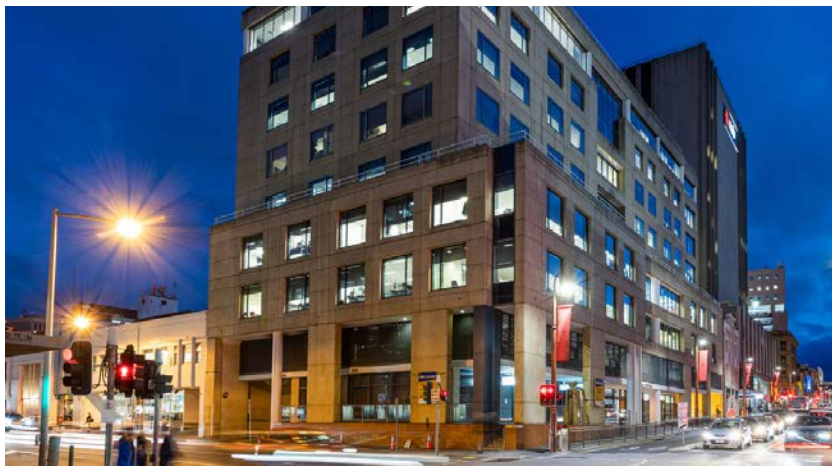
Contact Agent



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

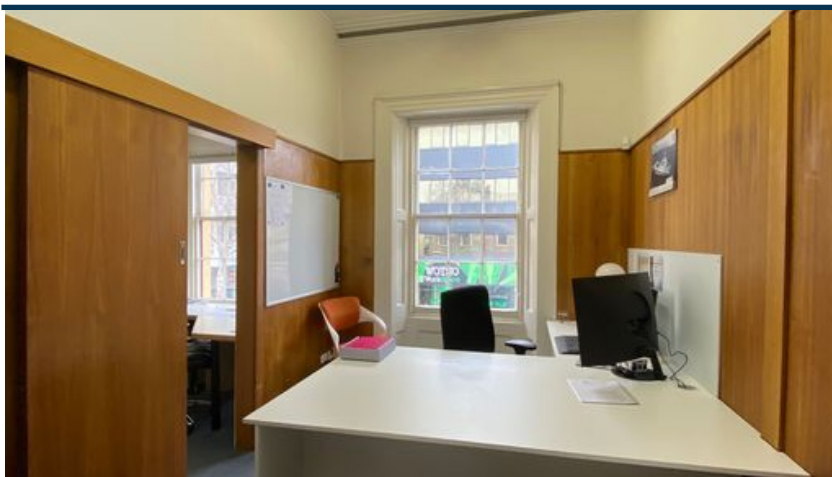


280

ZONE

Office

[See more details](#)



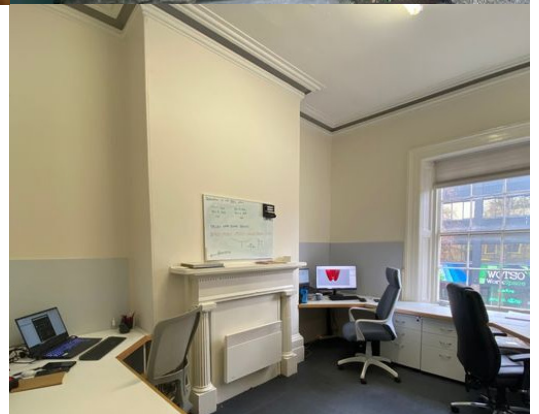
163 Macquarie Street, Hobart

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

m² 162

ZONE Industrial/Warehouse



[See more details](#)

For Lease



Ground Floor/83 Brisbane Street, Hobart

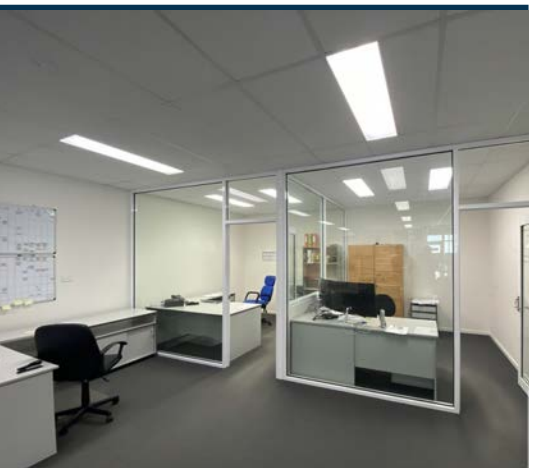
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

\$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](#)