

HOBART TASMANIA

Property Magazine

7 July 2023

FREE

PROPERTY
OF THE WEEK

100 Summerleas Road
Kingston PAGE 2



Edwards Windsor

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

Property of the Week



100 Summerleas Road Kingston

A private and peaceful family home awaits you at 100 Summerleas Road. With a flowing floorplan from kitchen to dining and lounge, lovely backyard and ample off street parking this property, built circa 1974, is sure to delight.

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.

To the left of the entry, you shall find a spacious living and dining space complete with a higher ceiling and exposed stained timber beams giving character and soul to your new home. In the kitchen you shall enjoy a large bench space, electric stove top and oven and ample storage room with cupboards and draws.



[See more details](#)

\$649,000



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.



\$395,000



[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.



\$885,000



[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](#)

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

7 Queen Street, Sandy Bay

The house offers a highly functional floorplan with plenty of storage options along with a number of living spaces to enjoy, including an excellent sheltered and covered entertainment deck with adjacent utility room with sink.

The home is convenient to the Sandy Bay shopping precinct and a short walk to Marieville Esplanade and Derwent Sailing Club.

\$850/wk



4



2



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](#)



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



1



1



0

[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

\$430/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



3



1



2

[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



3



1



0

[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



3



1



1

[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



1



1



1

[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

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Article

The Week In Real Estate

Extract from Issue released 1 July 2023



Aussies Want To Buy Property

The dream of owning a standalone home has started to wane in Australia, but property ownership is still on the cards.

Many Australians have already adjusted their expectations and instead bought a unit, according to real estate expert John McGrath.

And he says they aren't necessarily living in them, with many choosing to become "rentvestors" as a way to get their foot on the ladder.

McGrath says Australian Bureau of Statistics research shows lifestyle factors are at play.

It says the age of first ownership is rising, with more people going to university after school delaying the time when they start earning a full-time income, getting married and having children.

"Inevitably, studying delays income production, which delays home ownership. These days, many young people remain in the family home with their parents while studying," McGrath says.

Affordability also remains a major issue and that's why many are opting to buy apartments now instead of houses, according to McGrath.

Prices Won't Crash With Economy

Owners and investors need not fear their properties will lose value if the Australian economy tips into recession.

History shows even a recession won't result in massive drops in value.

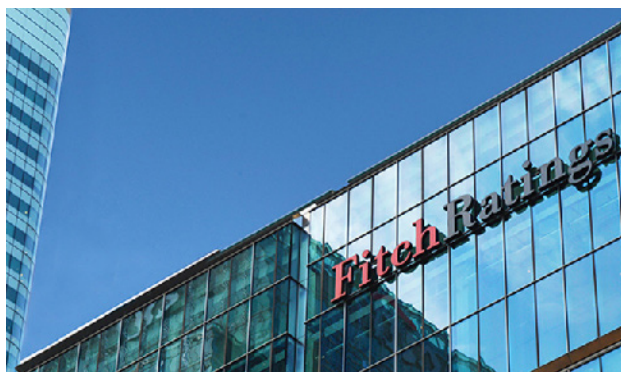
At the peak of the 1993 Recession and the 2007-2009 Global Financial Crisis, property prices only dropped by 10%.

Consecutive interest rate rises have done nothing to dampen enthusiasm from buyers, with many actively looking for homes, with a lack of supply driving up prices.

AMP Capital chief economist Shane Oliver says there is little evidence to suggest a property price crash is looming if there is an economic downturn in Australia.

"It is quite normal to see prices come down," he says.

"(But) There's not much evidence of a crash unless you go back to the 1930s. That was, I guess, an extraordinary downturn and combination of events. But in the post-war period, there's no evidence of a crash in property prices just because you have an economic downturn or recession."



5% House Price Growth Tipped

Global ratings agency Fitch is tipping 5% house price growth in Australia this year.

The growth is a revised prediction from its previous forecast of a drop in prices of up to 10%.

It also lowered its expectation of the level of mortgage arrears this year, after taking into account the "resilience" of homeowners because of pandemic accumulated savings buffers.

The Commonwealth Bank is also expecting growth – up to 3% this year and 5% next year.

It says Perth will be a standout market in 2024 with property values forecast to rise by up to 6%.

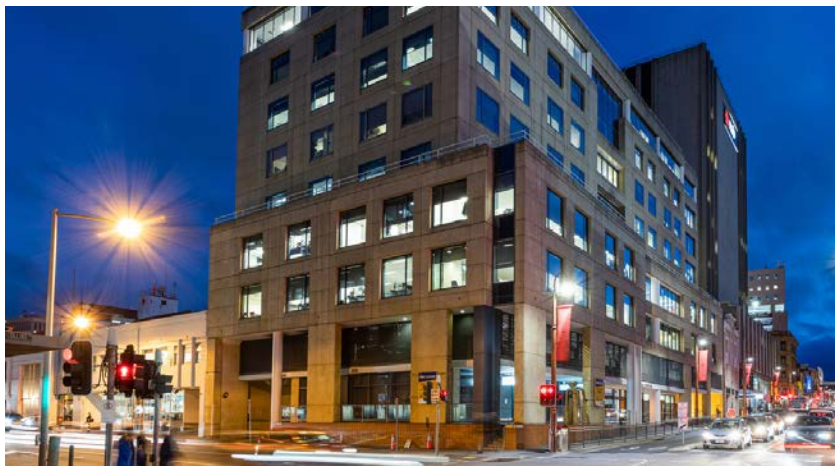
Despite rate rises, the majority of buyers are still choosing variable-rate loans according to the ABS.

In April, 94.9% of new and refinanced loans were variable. At the height of the pandemic variable loans dropped to 54% of the market.

Shore Financial, senior credit adviser, Christian Stevens, says borrowers are taking a punt on interest rates dropping next year and don't want to be locked in.



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.

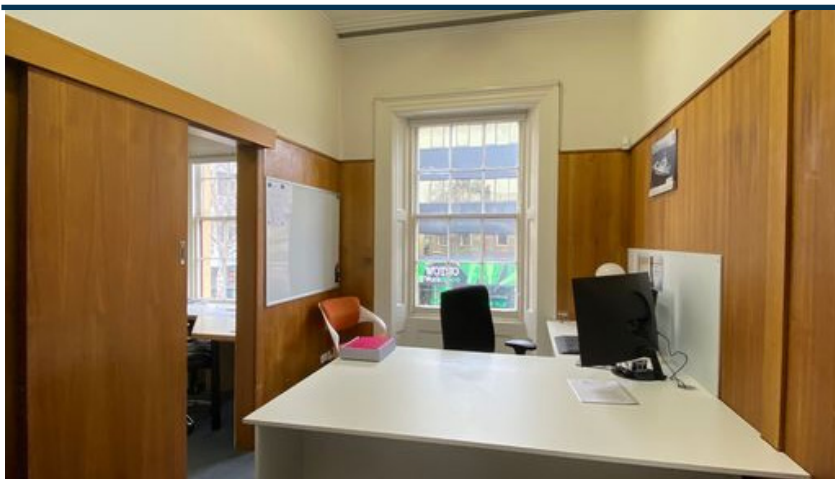


Contact Agent

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](#)



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/83 Brisbane Street, Hobart

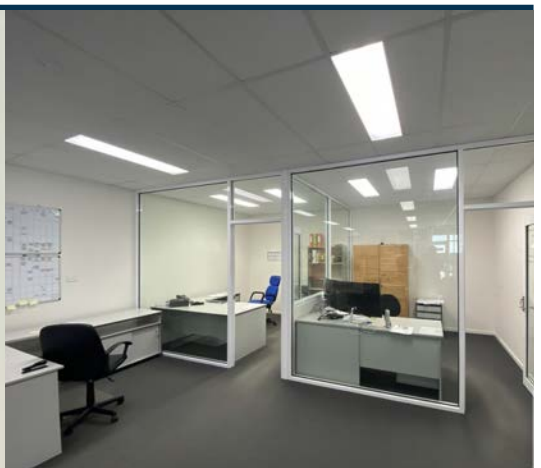
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

\$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](#)

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

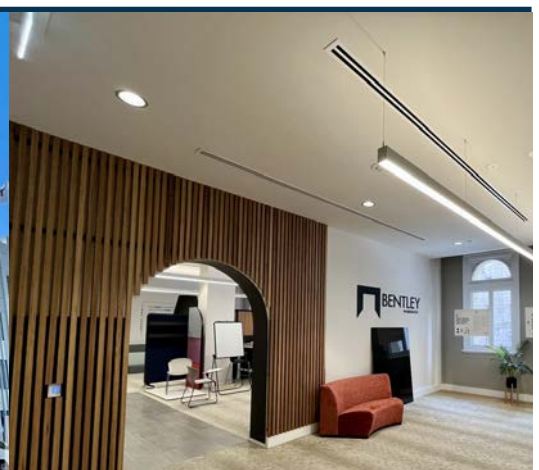
On-site parking is also available for lease.

\$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](#)