

HOBART TASMANIA

# Property Magazine

1 September 2023

FREE

PROPERTY  
OF THE WEEK

## 3/14 Sheoak Court Kingston PAGE 2



Edwards Windsor

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

# Property of the Week



## 3/14 Sheoak Court Kingston

In popular Kingston, located at the end of a quiet cul-de-sac and only one of three units on the block is this two bedroom unit. If you've been looking for an investment or new home in the Kingston area then this is definitely worth seeing.

This well sized property has plenty of light with an open kitchen/dining area and is a convenient 5 minute walk from the local shops and a short drive to Kingston Beach.

The unit comprises of:

- A neat kitchen and open dining space
- Spacious living area
- Walk in robe in main the bedroom & a built in robe in second bedroom
- A small private fenced rear yard
- Carport for one car
- Close and convenient to local amenities.



**\$549,000**

[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



## 12/7 Lynton Avenue, South Hobart

This low maintenance unit has an open kitchen/dining area and includes an easterly facing balcony overlooking Sandy Bay and the River Derwent. As you enter the unit, the two double bedrooms are located on the right of the hallway and the bathroom on the left. The unit then opens up to the living and dining area next to the kitchen with the balcony adjoining these spaces. There is a separate toilet, and the bathroom has a shower over bath with laundry space.



**\$525,000**



[See more details](#)



## 3/89 East Derwent Highway, Lindisfarne

The open kitchen and living area is north west facing receiving plenty of light throughout the day and has beautiful views across the river Derwent to the western shore of Hobart with Mt Wellington in the background.

There is also a private access (walkway) from the rear of the property to the esplanade.



**\$375,000**



[See more details](#)

# For Sale

## 12 Crystal Downs Drive, Blackmans Bay

Privately setback from the road with warm and inviting living spaces and ample yard and garden to frolic in your new family home awaits. Lifestyle and convenience combine with local shops and amenities within walking distance whilst both Blackmans Bay Beach and Peter Murrell Reserve lie within minutes' commute.

**\$700,000**



3



2



3



[See more details](#)

## 18 Magnolia Road, Risdon Vale

Placed peacefully upon 650 square metres, set back privately from the road this 3 bedroom house welcomes you home. Built circa 1963 this property offers the perfect opportunity to break into the market and mould to your own preferences over time.

Bathroom having already been updated the property enjoys a spacious lounge or living area, leading into the kitchen space with a good amount of storage and pleasant views.

**\$390,000**



3



1



3



[See more details](#)

## 2 Rantons Road, Dodges Ferry

Nestled in the beautiful township of Dodges Ferry, this home has a lot on offer.

This home has an outdoor covered BBQ area as well as an open fire pit. The gardens have been well maintained and offer a lovely outdoor experience for those summer evenings with friends. There is a large lock up garage at the front of the property as well as OSP for 3 cars.

**\$549,000**



2



1



3



[See more details](#)

## 12 Monaco Place, Howrah

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**



5



4



4



[See more details](#)



# For Rent

## 4/1 Fisher Avenue, Sandy Bay

This neat and tidy 2-bedroom unit features a modern kitchen and bathroom, with quality fixtures and fittings.

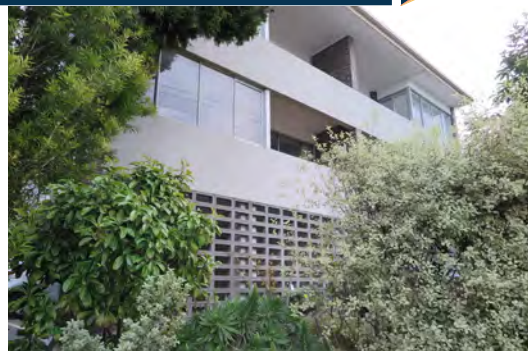
The generous open living and dining area opens out onto a balcony, the perfect spot for a morning coffee in the sun before starting your day, or just to sit and watch the world go by.

The kitchen has recently been completely renovated, and includes a near new oven and range hood, as well as plenty of cupboard space and open shelving.

**\$475/wk**



[See more details](#)



## 61 Barrack Street, Hobart

The property has been refurbished with a modern touch whilst retaining its historical footprint.

Master bedroom contains a walk in wardrobe and its own sitting room with built in shelving and sweeping cityscape views.

Fully furnished, available 5th October 2023.

Suitable pets may be considered.

**\$550/wk**



[See more details](#)



## 21a Grange Avenue, Tarooma

This stunning, architecturally designed, one bedroom unit also includes power and water usage.

Upon entry, you will find the expansive, open plan living area with beautifully polished wooden flooring, incorporating the kitchen, dining and living room with plenty of cupboard space, with floor to ceiling windows and stackable sliding door access to the huge balcony with an undercover area, just perfect for entertaining and designed with indoor/outdoor living in mind.

**\$525/wk**



[See more details](#)



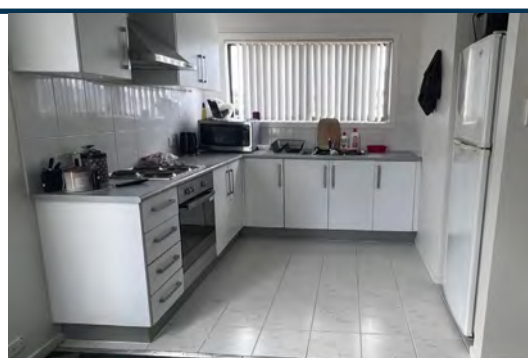
## 4/27-29 Fisher Drive, Herdsmans Cove

The home comprises of the spacious wood heated lounge, leading through to the modern kitchen/dining area with under bench oven and hotplates and plenty of cupboard and bench space. There are two good sized bedrooms both with built in wardrobes, the updated bathroom with separate shower & bath and there are also separate toilet and laundry areas as well.

**\$350/wk**



[See more details](#)



# For Rent

## 15/4 Davey Place, South Hobart

Surrounded by beautifully presented shared grounds, this unit is located just minutes from the University, South Hobart shopping precinct and the City.

- Modernised kitchen
- Spacious living area
- Electric heating

There is off street parking allocated for one car and sorry no pets are allowed.

**\$450/wk**



[See more details](#)



## 23 Quayle Street, Sandy Bay

Perfectly located, this property is just up from the local Bay shops, Salamanca and only minutes from the Hobart CBD. This property has undergone a total transformation which includes a new kitchen, an updated bathroom, along with being repainted throughout, plus new flooring, light fittings and blinds.

**\$600/wk**



[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, under bench oven and hotplates 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.

**\$445/wk**



[See more details](#)



## 13/8 Allison Street, West Hobart

Charming fully furnished first floor apartment, that offers delightful northerly views.

Property is north facing and comes with secure gated parking with allocated car space.

Close to very popular parks, schools, restaurants and local grocers this comfortable unit comes inclusive of all soft furnishings and appliances.

**\$475/wk**



[See more details](#)





# Selling this spring? It starts now in *Winter*



If you're considering selling your property in Spring, **now's the time to start planning.**

Discussions around property presentation, outstanding maintenance and price are crucial to have early in the process.

The team at Edwards Windsor have always had huge success throughout Spring, and our expectations for this year aren't any different.

Using The Smart Sale, Edwards Windsor capitalises on market demand by ensuring all buyers are genuinely **competing** for your property. Many traditional methods of sale use negotiation tactics that involve buyers **comparing** their offers with others; limiting their ability to obtain the highest price, an ineffective tactic that costs sellers dearly.

We offer our **No Sale, No Charge** guarantee. This ensures you're not risking any hard earned money with upfront marketing costs.

If you would like to begin a discussion around your Spring Sale, give the team at **Edwards Windsor** a call today. We'd love to help.

**Edwards  
Windsor**

**6234 5500**  
**ewre.com.au**

89 Brisbane Street, Hobart

# Article

## The Week In Real Estate

Extract from Issue released 25 August 2023



### Home Buyer Guarantee

First-home buyers using the federal government's low-deposit scheme are borrowing less and achieving good returns, new analysis shows.

Buyers who purchased with the Home Buyer Guarantee Scheme, which helps buyers with a deposit as low as 5%, can expect steady equity growth, according to a new report by the National Housing Finance and Investment Corporation and the Commonwealth Bank.

The report shows the average borrower using the scheme also has seen their equity grow by \$82,000 since 2020.

NHFIC head of research, Hugh Hartigan, says first-home buyers are still keen to buy despite the challenging interest rate environment.

"It is encouraging that the (average) equity position of Home Guarantee Scheme participants appears to be holding up," he says.

The average deposit paid by first home buyers using the scheme is \$36,400, considerably lower than the rest of the first home buyer market, which is paying an average deposit of \$159,000. The average loan amount under the scheme has increased 4.7% since 2020.



### New Housing Push

The Federal Government is promising to build 1.2 million homes over five years as part of the National Planning Reform Blueprint, although it still faces some opposition from The Greens.

Governments of all levels are looking for solutions to the housing crisis.

Building approvals have reached historic highs but there is a gap between approved homes and actual completions.

Between June 2020 and 2021, more than 221,000 new homes were approved but only two-thirds of these were built, as labour and materials shortages affected the industry.

While Governments are looking for solutions some analysts believe it will be difficult for private sector builders to ramp up production.

The private sector produces about 98% of new builds, but it is facing its own challenges, with a number of major builders going broke in the past year. Analysts say more focus needs to be put on how state and local governments bring more land for new and affordable housing to the market.



### 8-Star Homes Coming Fast

Australian housing developer, AV Jennings hopes to deliver 8-star energy efficient homes within just two months by embracing new technology.

CEO, Phil Kearns, says its joint venture with tech innovator Pro9, means it will introduce its energy efficient walling system in Australia in March next year, cutting down build times substantially.

"For us, certainly in the short term, we'll still do some traditional construction methods. Potentially over time, we could do 100% of our homes under this format," Kearns says.

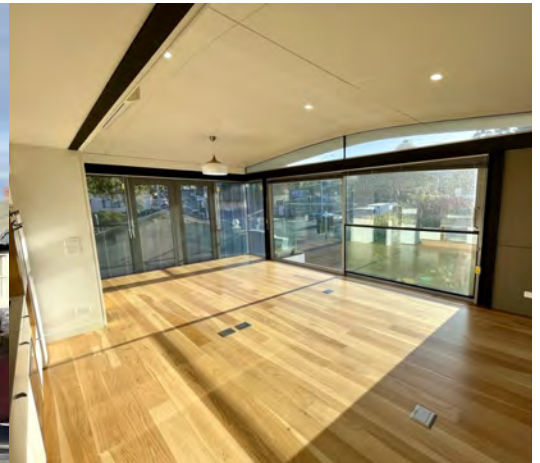
"So far, the results that we've had across Sydney, Brisbane and Melbourne have been exceptional.

Kearns says they have combined their knowledge on how to build with their knowledge and technological innovation around the materials to bring together a really good housing solution.

"One of the by-products of looking at the whole prefab area was the fact that the materials used and the way the house is put together creates a very sustainable energy efficient result."



# For Lease



## Level 1/116 Sandy Bay Road, Hobart

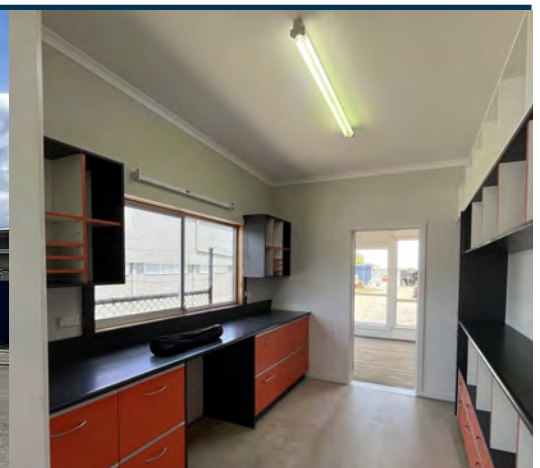
Modern office space available, 1 car space and within walking distance to Salamanca and Sandy Bay. The property has large double glazed windows, modern kitchenette and bathroom facilities.

**\$18,200 p.a**

**ZONE Studio/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.

**Contact Agent**



**105**

**ZONE Industrial / Warehouse**



[See more details](#)

# For Lease



## Ground Floor/83 Brisbane Street, Hobart

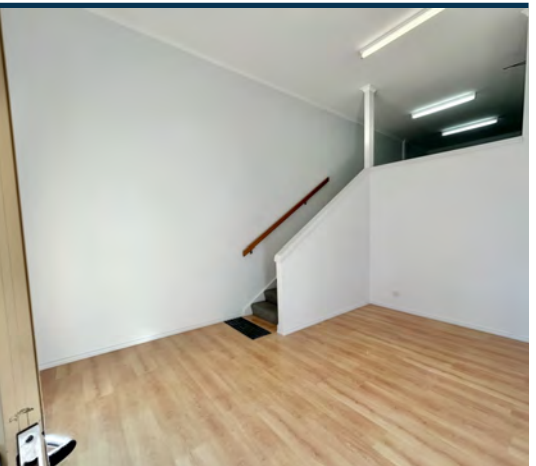
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

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

**ZONE Retail**



[See more details](#)



## 30 Collins Street, Hobart

This split level office space offers ground floor street frontage and is close to Hobart's Royal and Private Hospitals.

Only a short walk from the CBD, and approximately 45sqm with kitchenette and bathroom.

**\$18,000 p.a**

**45** m<sup>2</sup>

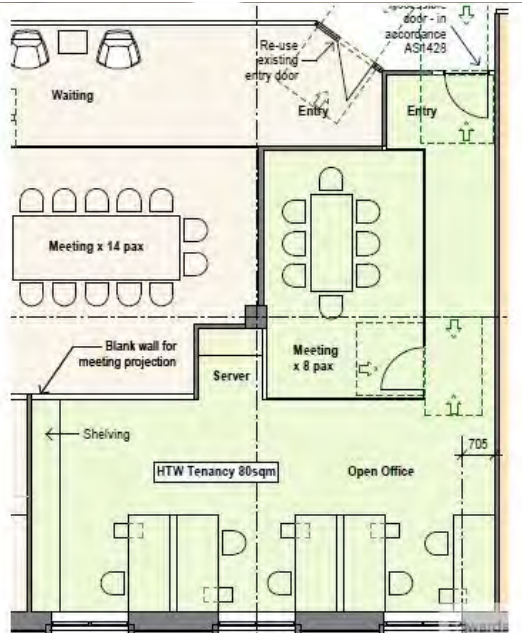
**ZONE Office**



[See more details](#)



# For Lease



## Part Ground Floor/199 Macquarie, Street Hobart

This prominent building is located at 199 Macquarie Street at the fringe of the CBD. Offering an ideally located office space with end of trip facilities and amenities. The space also benefits from excellent natural light and convenient disabled access. On-site parking available. Ready for immediate occupancy.



[See more details](#)

**Contact Agent**

**ZONE Office**



## 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.

**\$29,000 + Outgoings**

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

**ZONE Industrial/Warehouse**



[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**

**Retail**

[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](#)