

HOBART TASMANIA

# Property Magazine

11 August 2023

FREE

PROPERTY  
OF THE WEEK

12 Crystal Downs Drive  
Blackmans Bay PAGE 2



Edwards Windsor

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

# Property of the Week



## 12 Crystal Downs Drive Blackmans Bay

3 double sized bedrooms all with built in robes, the main bedroom also containing ensuite offer the perfect template for established or growing family. Spacious kitchen and dining flow into sun room and lounge lending to a multitude of uses for the space and areas for all to enjoy. Storage abounds within the kitchen, hallway, laundry and storage room as well underneath the home with workshop space.

The house enjoys ample natural light with pleasant views towards the River Derwent whilst soul and warmth is provided with wood heater and ducted heating throughout. Outside a pleasant established garden greets you with barbeque space, grassed area and fully fenced section allowing for children to play safely and a dog or two to keep them company. Off Street and undercover parking lead in to the front door offering you protection from the elements on those rainy days.



**\$720,000**



[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 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](#)



## 16 Katana Court, Austins Ferry

Calling all builders, developers and savvy project buyers alike. Offered for sale is a great opportunity to seize a large parcel of land that comes with existing DA for two townhouses. Situated on approximately 824 square metres of land, this site has pleasant water views and is nestled at the end of a private street.



**\$350,000**

**Land: 824 square metres**

[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](#)

## 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.

**\$450,000**



[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. 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**



[See more details](#)

## 42 Kaoota Road, Rose Bay

Rose Bay properties don't often come up, and here in-lies a fantastic opportunity for the savvy buyer! This 149sqm, 4 bedroom home is situated on a generous 920sqm block sporting those sought after Rose Bay views of the Derwent River.

The house has a joined kitchen, dining area and a separate lounge at the front of the property. This is really a blank canvas for the right buyer!

**\$699,000**



[See more details](#)

# For Rent

## 258 Main Road, Austins Ferry

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.

There is access to the rear fully fenced rear yard through the laundry and pets may also be considered upon application.

**\$430/wk**



2



1



4

[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.

Two good sized front bedrooms, a good sized kitchen with a study off this space, perfect for a home office.

**\$600/wk**



3



1



2

[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.

**\$500/wk**



3



1



1

[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**



4



2



2

[See more details](#)



# For Rent

## 21a Grange Avenue, Tarooma

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.

Parking is also included for one vehicle.

Internet available.

**\$525/wk**



[See more details](#)



## 14 Syme Street South, Hobart

Superbly positioned on a quiet secluded street, five minutes from the city, this beautifully presented home is ideal for the modern tenant.

Offering three double bedrooms all with carpet and quality window furnishings, each positioned to receive direct sunshine and a lovely garden outlook.

6 Month Lease

**\$500/wk**



[See more details](#)



## 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.

**\$575/wk**



[See more details](#)



## 1/28 Redwood Road, Kingston

Conveniently located in the popular Kingston area is this spacious 3 bedroom family home. Close to schools and shopping centres with the highway close by for easy access to Hobart or heading South.

Open plan large living room with fabulous views of Mount Wellington and a heat pump to keep you warm in winter.

**\$540/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.

**Edwards Windsor**

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# Article

## The Week In Real Estate

Extract from Issue released 5 August 2023



### Auction Results Remain Strong

National auction clearance rates remain strong at more than 70% despite an increase in listings.

CoreLogic figures show the number of properties listed for auction increased during July and by a further 17% last week.

SQM Research managing director, Louis Christopher, the increase in listings has made it a more balanced market.

"It's neither too hot nor too cold. There is some uncertainty, but also a little bit of confidence that perhaps the RBA has reached its peak [in the rate cycle]. There are not overly aggressive prices occurring and there is not much distress selling, either," Christopher says.

Once again Adelaide had the highest auction clearance rate last week of 82.5%, followed by Sydney, 72.4%, and Canberra, 70.6%.

Melbourne had a clearance rate of 69.9% and Brisbane, 58.3%.

CoreLogic figures show last week was the first time more than 2000 properties were offered for auction nationally since before Easter.

Melbourne had the highest number of auctions, 859, followed by Sydney, 814.

### Fixed Contracts Questioned

The home building industry is questioning whether it should continue to offer fixed-price contracts for new homes, particularly after so many companies went bust during the pandemic.

A number of builders, bound by fixed-price contracts, struggled to continue operating when high inflation resulted in the cost of building a home soaring by more than 30%.

Master Builders Australia, has begun developing what it hopes will be adopted as "industry-standard contracts" which put fewer builders at risk in the future.

It hopes they will be implemented by 2030.

Chief executive Denita Wawn, says a better approach is needed to reduce the risk involved in construction.

Wawn says it needs to be more fairly shared by everyone in the chain and not just loaded up on to the builder. But Tamawood, executive chairman Robert Lynch says the onus should be on builders to price correctly. He says banks will not lend money if they don't know what the end price is going to be.



### Rents Keep Rising In Most Suburbs

The majority of Australian suburbs have recorded rent increases in the past financial year, with 90% of suburbs experiencing house and unit rent rises.

Two-thirds of those suburbs had increases in unit rents and a third had increases in house rents, of 10% or more.

All suburbs within Adelaide, Perth and regional Western Australia experienced rent rises in the financial year and in their house and unit markets, according to CoreLogic.

Unit markets in Brisbane, Adelaide, Perth and Darwin all had rent increases.

Three suburbs in Sydney (Long Jetty, Wyong and The Entrance), two suburbs in Melbourne (Rosebud West and Hastings) and Claremont in Hobart all had slight falls in unit rents.

CoreLogic economist Kaytlin Ezzy says record levels of overseas migrants has bolstered demand for rental properties, particularly within inner city unit markets.

She says the shortage in rental listings and lack of investors as a result of higher interest rates, are behind the rent rises.





# For Lease



## Level 1/116 Sandy Bay Road, Hobart

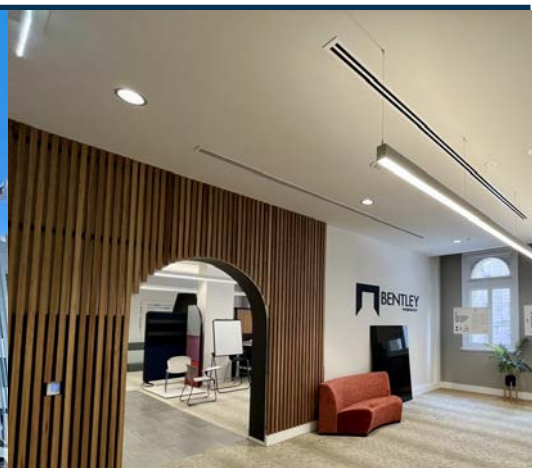
Modern office space available, 1 car space and within walking distance to Salamanca and Sandy Bay. The property has large double glazed windows, modern kitchenette and bathroom facilities.

**Contact Agent**

**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**

**m<sup>2</sup> 112**

**ZONE Office**



[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.

**Contact Agent**

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

**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**

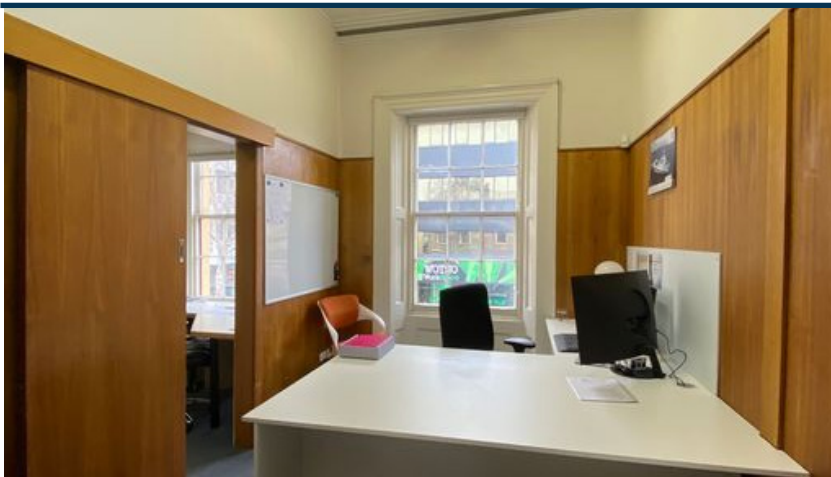


**280**

**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](#)