

HOBART TASMANIA

Property Magazine

18 August 2023

FREE

PROPERTY
OF THE WEEK

1/24 Elwick Road
Glenorchy PAGE 2



Edwards Windsor

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

Property of the Week



1/24 Elwick Road Glenorchy

A spacious 3 bedroom home with updated bathroom and kitchen invites you inside. Built circa 1944 as the original dwelling on the block this home offers convenience of location and ample space to grow. Enjoy a short walk into Glenorchy shopping centres, My State Arena and Montrose Foreshore or a 10-15 minute commute to Hobart CBD.

A flexible floorplan offers 3 large bedrooms with built in robes in the largest and an office space or smaller fourth bedroom. The bathroom has been updated with new tiling, shower and vanity and same has been done in the toilet and laundry. The kitchen space has also enjoyed an update and offers good bench space, storage options and timber floors in good condition. A large lounge area completes the inside with soft carpets throughout the living and bedroom spaces.

\$525,000



[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](#)



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.



\$720,000



[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](#)

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](#)

2 Rantons Road, Dodges Ferry

Nestled in the beautiful township of Dodges Ferry, this home has a lot on offer. If you're looking for a weekend getaway or a new home for your family, or even an investment then read on.

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.

\$549,000



[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](#)



6/107 Burtonia Street, Rokeby

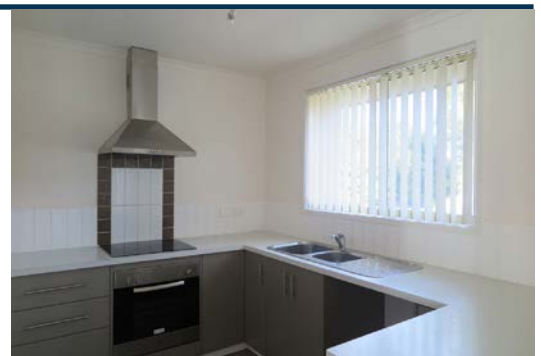
Having just been repainted and with new carpet throughout, this well presented, spacious unit comprises of three good sized bedrooms, all with built in wardrobes, modern kitchen with plenty of cupboard and bench space, under bench oven and hotplates also with breakfast bar facing into the open plan.

There is also a single car garage with remote control access that also incorporates the laundry area. Pets may also be considered for the property.

\$445/wk



[See more details](#)



2/57 Bayswater Road, Moonah

The unit comprises of two bedrooms both with built in wardrobes, functional kitchen with plenty of cupboard and bench space adjoining the open plan living area with electric heating. There is a lock up garage with internal access and a fully fenced, low maintenance garden.

Pets may be considered for this property.

\$450/wk



[See more details](#)



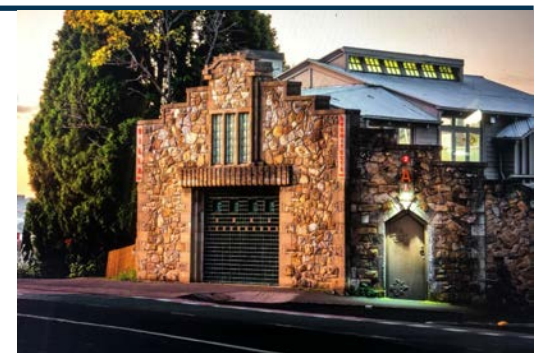
2/2A Nutgrove Avenue, Sandy Bay

Don't miss this extraordinary opportunity to reside in a historically significant and enchanting setting. This heritage listed property has previously been featured in House and Garden magazine in addition to being heritage awarded by the Tasmanian chapter of the Royal Australian institute of architects. Immerse yourself in the charm of the past while relishing the comforts of the present.

\$415/wk



[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](#)



1/10 Braddon Avenue. Sandy Bay

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

Unit includes gorgeous sun drenched courtyard with views of the Derwent River. Main bedroom is a good size with a brilliant light well and a small built in wardrobe. The second bedroom is also a nice size with a larger built in wardrobe.

Sorry but pets are unsuitable for this property.

\$440/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](#)



4/69 Letitia Street, North Hobart

Two Bedroom Unit with Power, Water & Off Street Parking Included.

This privately situated property comprises of a huge main bedroom with mountain views, large, sunny, open plan kitchen / dining area and a separate study room. There is a spacious lounge room with new heat pump.

\$400/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**

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89 Brisbane Street, Hobart

Article

The Week In Real Estate

Extract from Issue released 12 August 2023



Rate Pause Lures Buyers

The pause in interest rate rises has lured more buyers into the market according to CoreLogic.

It says the number of buyers is keeping pace with the supply of homes offered for sale, even as the trend in new listings rises.

The months of supply, which measures the number of listings against the estimated number of sales, has fallen to 1.7 months nationally, which is down from 2.1 months in February and lower than the decade average of 2.4 months.

CoreLogic Research director Tim Lawless says this means the measure of supply versus demand remains well below the long run average.

“Although the trend in new listings has been rising, the total listing trend has held reasonably firm across most cities. At the moment it seems like the extra supply coming on the market is being absorbed.”

Even though supply is starting to increase, property prices are still on the rise with national dwelling values up by 0.7% in July.

Rent Control Won't Work

Rent control is not a solution to the current rental crisis, according to a leading academic.

Professor with the school of banking and finance at UNSW, Peter Swan, says rents are high and vacancy rates are low and the increased international migration numbers this year are set to make it even worse

He says not surprisingly, the Greens have come up with an “exceedingly anti-market solution” to the problem - rent control.

“They propose a two-year rent freeze and action to stop ‘ruthless landlords, dodgy real estate agents and big investors’ to boot tenants out for no good reason,” he says.

Professor Swan says State Governments are also threatening the same, but history shows it won't fix the issues.

He says rent freezes, mean many “mum and dad” landlords have no option but to sell their properties, putting evicted tenants back into a tighter rental market.

Analysis of rent control in San Francisco shows it resulted in a 15% reduction in rental supply.



Distressed Listings Drop

Despite speculation of massive levels of distressed sales as a result of interest rate rises, the number of distressed listings has actually dropped.

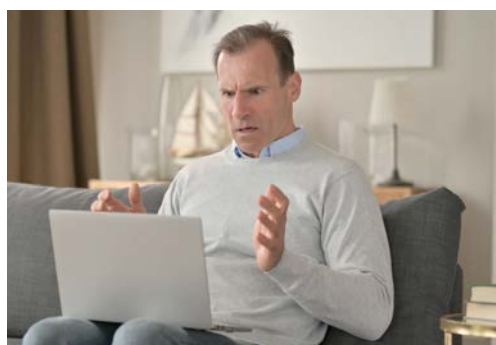
SQM Research figures show distressed listings fell by 1.1% to 5335 in July.

Economists are predicting the constant interest rate rises may finally be coming to an end after the RBA left rates on hold for the second consecutive month.

The Commonwealth Bank, Westpac and ANZ are all predicting no further rate rises, while the National Australia Bank believes there will be another lift in November.

Barrenjoey chief economist Jo Masters says the RBA's monthly statement suggests that the board believes there is sufficient tightening already in the system to lower inflation to the target band by mid-2025.

“We think the RBA wants to be done and it would take an accumulation of data surprises to force a dovish board back to the table. Meetings are still live, but the onus is on the data and the bar is high,” she says.



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

m² 45

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



Level 1/116 Sandy Bay Road, Hobart

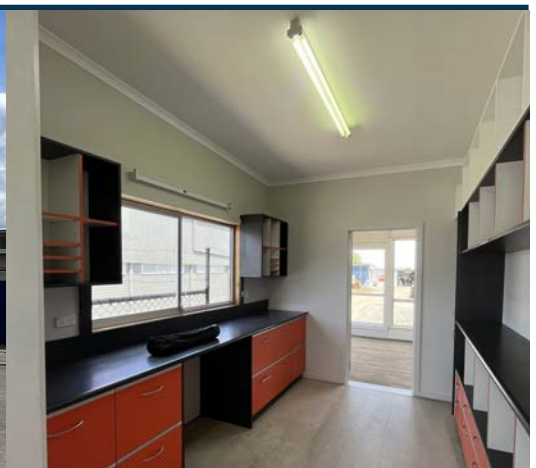
Modern office space available, 1 car space and within walking distance to Salamanca and Sandy Bay. The property has large double glazed windows, modern kitchenette and bathroom facilities.

Contact Agent

ZONE Studio/Office



[See more details](#)



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.

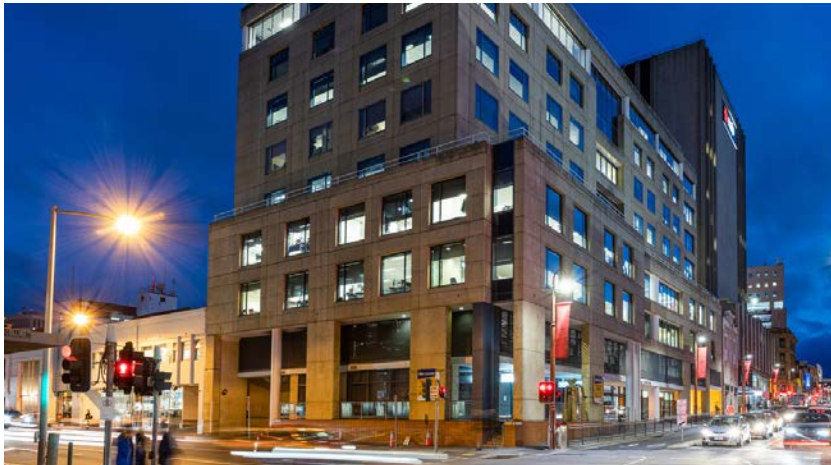
Contact Agent

105 m² 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](#)