

HOBART TASMANIA

Property Magazine

25 August 2023

FREE

PROPERTY
OF THE WEEK

2 Rantons Road Dodges Ferry PAGE 2



Edwards Windsor

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

Property of the Week



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 lifestyle property offers comfort, convenience and easy access to local amenities' including;

- 2 minute walk to the beach
- Close to the local school, shops and skateboard park.
- 3 minutes to the local supermarket and pool in Lewisham
- 2 boat ramps close by
- Close to bus stops
- NBN

The home has two new Poly water tanks and there is also a working deep pump well near the outdoor seating area.



\$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 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](#)



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.



\$410,000



[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



[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](#)

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 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

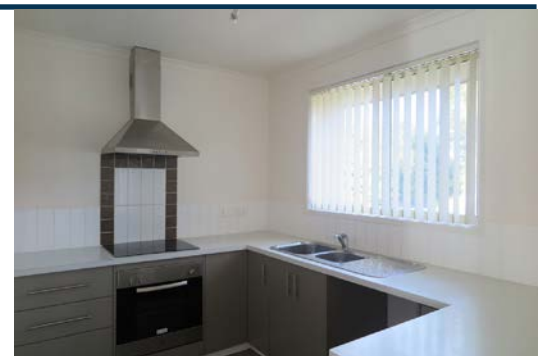
Having just been repainted and with new carpet throughout, this well presented, spacious unit comprises of three good sized bedrooms, all with built in wardrobes, modern kitchen with plenty of cupboard and bench space, under bench oven and hotplates also with breakfast bar facing into the open plan.

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](#)



1A Winscombe Crescent, Sandy Bay

This sunny townhouse is tucked away in a secluded and sought after location.

You enter in to the ground level where you will find two bedrooms, both with built ins and spacious bathroom/laundry. There is a separate powder room and electric heating also downstairs.

\$490/wk



[See more details](#)



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.

\$410/wk



[See more details](#)



For Rent

2/76 Barrack Street, Hobart

For those looking for space without compromise, this is a grand 4 bedroom home with a flexible floor-plan and outstanding city and river views.

The two main bedrooms upstairs both have private balconies and easily accommodate large furniture. The additional two bedrooms downstairs are sizable and unique in layout.

Sorry, no pets.



\$700/wk



4



3



2

[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



2



1



1

[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



3



1



1

[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



2



1



1

[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 19 August 2023



Rent Caps Will Worsen Crisis

Imposing rent controls, may prolong the housing crisis, according to outgoing Reserve Bank of Australia governor, Philip Lowe.

While all levels of Government are discussing restricting landlords from raising rents, Lowe says it won't solve the issue. The Greens are pushing for the Federal Government to implement a two-year rent freeze.

But Lowe says the only solution is to build more houses.

"There's always a tendency to try and come up with short-term solutions," he says.

"The solution has to be putting in place a structure that makes the supply side of the housing market more flexible. And that means zoning and planning deregulation, and it means state and local governments being part of the solution."

Lowe has called for deregulation of "restrictive zoning laws" which he says have pushed the cost of land up to levels not experienced elsewhere in the world.

"Thinking longer term, doing something in that space would make a difference to the quality of life in Australia."



Home Building Slows

Construction of new homes is tipped to fall to the lowest levels in more than a decade.

The latest HIA economic and industry outlook report says the number of new homes commencing construction peaked in June 2021.

HIA Chief Economist, Tim Reardon says it will continue to decline under the weight of rising interest rates and land costs.

He says more land needs to be approved for the construction of houses and apartment projects and governments need to lower the tax and regulatory imposts on home building.

Additional regulatory requirements imposed this year will add around \$25,000 to the cost of a new home.

"This is the right time in the cycle for governments to invest in public housing stock because they will get a better return on their investment, and they will support capacity within the industry during a trough of activity. The importance of maintaining capacity within domestic manufacturing and among the trades base was never more evident than during the pandemic."



War's Impact On House Prices

The War in Ukraine is being credited with an increase in regional Australian house prices, on the back of rising demand for wheat crops.

PropTrack data shows many regional areas had average home value increases of more than \$100,000 since May last year.

Some are near major wheat producers, which have found new markets for their exports because of bad weather in normally high producing parts of the northern hemisphere and the Russian invasion of Ukraine.

The biggest increases were in the "wheat belt" areas of Western Australia, parts of the NSW Hunter Valley and the Riverina area as well as the southwest of the state.

The data shows Dungog in the Hunter Valley had the biggest price increase of 26% in the past year.

PropTrack economist Angus Moore says there has been a boost in towns linked to growing industries.

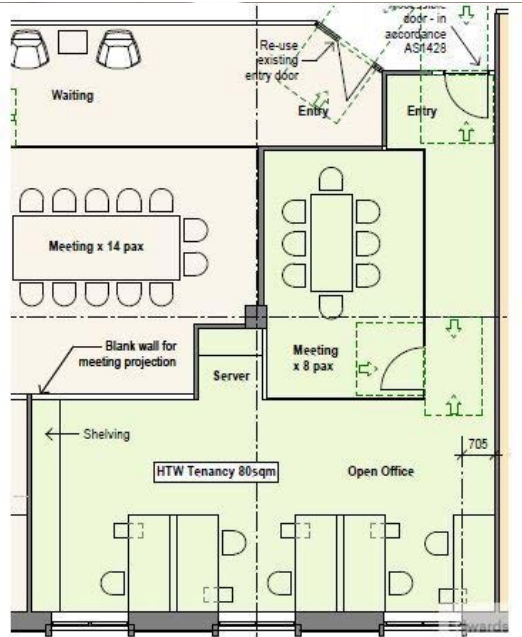
Ray White chief economist Nerida Conisbee says 2022 was a good year for some farmers and higher levels of wealth impacts property prices.

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

162 m²

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 m²

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

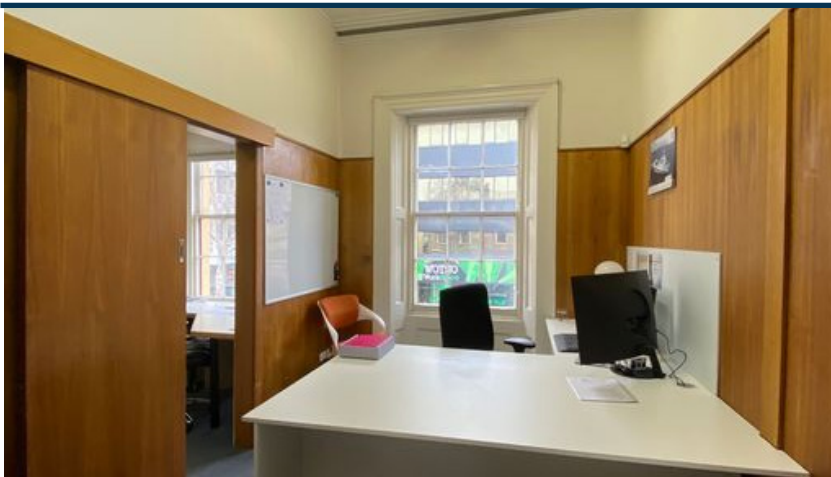


280

ZONE

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.

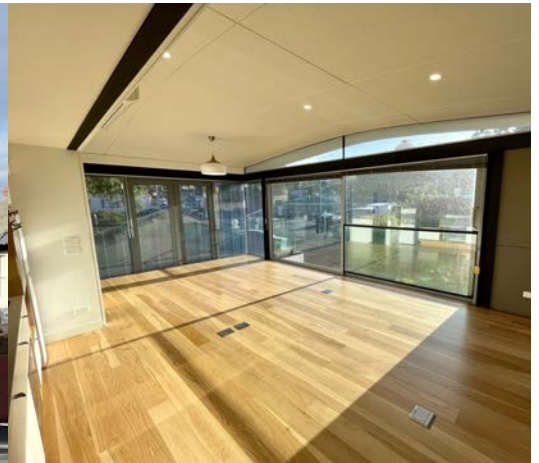
Contact Agent

ZONE Office



[See more details](#)

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](#)