

HOBART TASMANIA

Property Magazine

4 August 2023

FREE

PROPERTY
OF THE WEEK

42 Kaoota Road
Rose Bay PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



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.

There are endless possibilities moving forward for this property, whether you would like to take advantage of the large block and build an additional dwelling (STCA), or renovate the house and capitalise on the value a Rose Bay property such as this provides. 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!

The property is only 5 minutes from the city and 12 minutes from Hobart Airport. Rose Bay High School is only a 5 minute walk away as well as a number of primary schools in the area.



\$699,000



[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



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](#)



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](#)

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](#)

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 including schools, cafes, shops, bus stops, and the popular Heritage Park.

\$175,000

Land: 796 square metres



[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](#)

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.

\$499,000



[See more details](#)

For Rent

6/107 Burtonia Street, Rokeby

Having just been repainted and with new carpet throughout, this well presented, spacious unit comprises of 3 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.

\$460/wk



[See more details](#)

61 Patrick Street, Hobart

Upon entry is a sizeable long hallway with beautiful high feature ceilings and slick polished Tas Oak floorboards. As you walk along, all 3 double bedrooms (or 2 bedrooms and a separate lounge room) are located to the left that soak in the early morning sun.

The hallway flows onto the open living/dining/kitchen area with wood heating to keep you warm on those winter nights. A heat pump will be installed at the end of July.

\$625/wk



[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.

\$550/wk

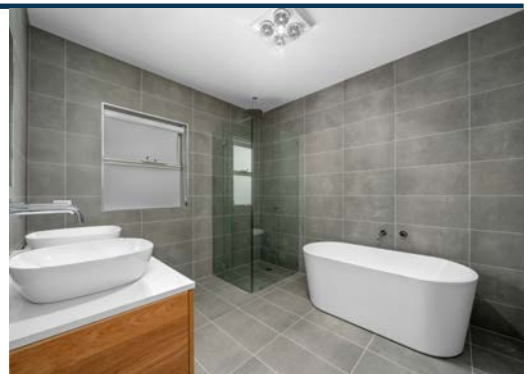


[See more details](#)

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.

\$630/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](#)



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](#)



54 Crystal Downs Drive, Blackmans Bay

Ideal for the busy family this three bedroom well situated home comes with full garden maintenance included with the rent, so you can enjoy the benefits of an outdoor lifestyle.

There is a covered back porch along with a separate balcony to enjoy the river views. The garden is fully fenced and gated and offers a further bbq and fire pit area to entertain or relax.

\$500/wk



[See more details](#)





Renovate — or — Relocate?

As the colder months set in this is a common question that many home owners will ponder.

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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.

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Article

The Week In Real Estate

Extract from Issue released 29 July 2023



Unemployment Remains Low

Australia's unemployment rate remains low with the latest ABS data showing it stayed steady at 3.5% in June.

ABS head of Labour Statistics, Bjorn Jarvis, says about 33,000 people found jobs in June, while the number of unemployed people dropped by 11,000.

At the same time the employment-to-population ratio hit a record high 64.5%, which he says indicates a tight labour market and that employment growth aligned with population growth. The number of people aged under 15 who are employed increased during the month to 64.5%.

In addition to more people finding work, the data shows an increase in the hours worked. Over the past year, total hours worked increased by 4.7%.

Business analyst Anneke Thompson says despite the unemployment rate remaining steady she believes it may change later in 2023, with major companies including Telstra, Lend Lease, and Westpac, announcing they may make redundancies through restructuring.

The June Business Risk Index data, indicates that businesses are displaying caution in their operations.

Stop Threatening Investors

Attacking investors and threatening their ability to charge what rent they want, will not help fix the rental crisis, according to developer, Harry Triguboff.

Triguboff, the managing director of Meriton Group, says the "hysterical" reaction to current rent rates has to stop.

"Our famous politicians now think that if they attack the people who lease property, they will gain votes," Triguboff says.

"It's important to know that rents have moved no more than inflation if we take into account the rent drops during Covid. For those two years, the renters had a ball because many foreigners left and there was an immediate oversupply of rental accommodation."

He says now the market is returning to normal supply and demand.

"But if the government threatens investors daily that they will charge too much, what investor will ever come here?"

Triguboff says the lack of investors means many of the sales in his projects are to owner occupiers.

"So, the pressure is on for rents to rise."



Market Confidence Returns

Market sentiment has improved in most states according to the latest NAB Housing Market Update.

The June 2023 update for the second quarter of the year shows sentiment is highest in Western Australia, followed by solid increases in South Australia, Victoria, New South Wales and Queensland.

It still remains weak in the ACT and Tasmania.

The update, surveys leading property professionals about their perspective of how the market is performing.

The update says with Australia still experiencing very low rental vacancies and strong demand for rental properties, and property professionals expect rents to remain elevated.

It predicts rental growth will outpace home value growth.

Survey expectations for rents are positive in most states for the next one to two years with expectations rents will rise highest in Victoria, although new proposed rental caps are currently under debate.

The report shows sales to residential investors fell by 15.2% in the second quarter of the year to levels which are below those at the start of 2022.

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

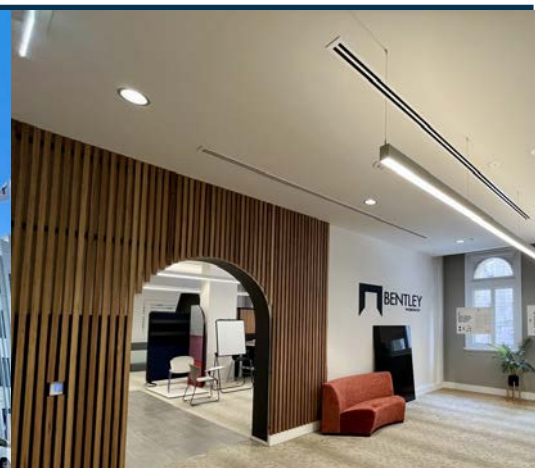
On-site parking is also available for lease.

\$116,500p.a +outgoings
+GST



m² 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



m² 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



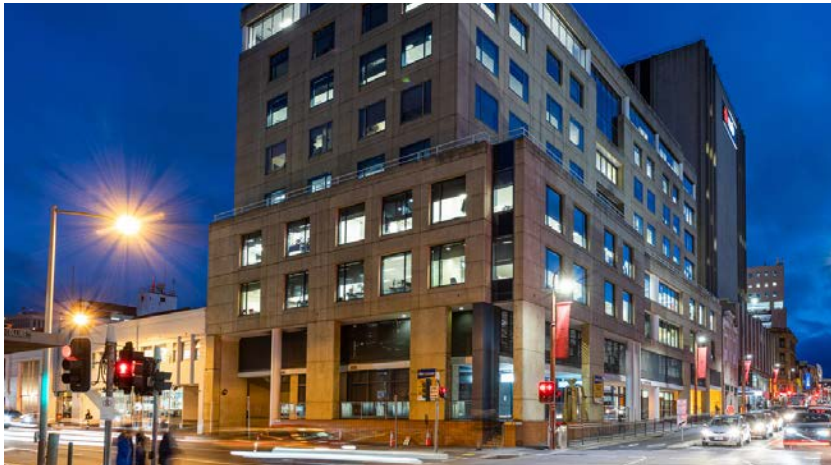
45

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

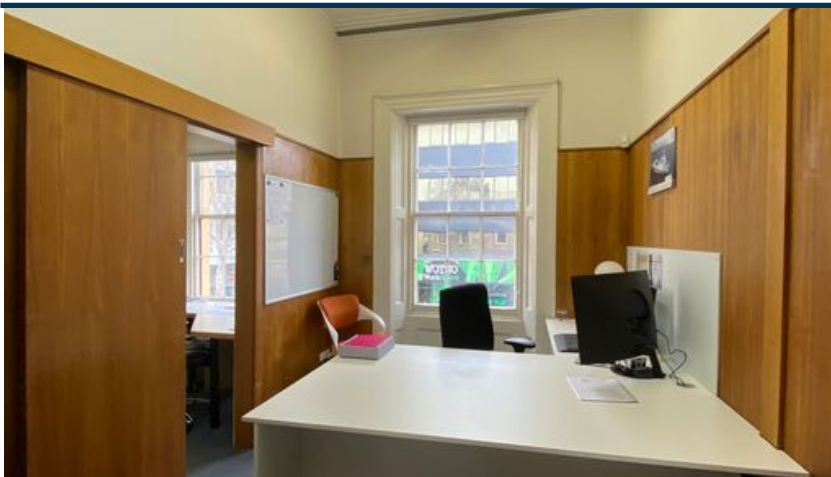


280

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

m² 162

ZONE Industrial/Warehouse



[See more details](#)