

HOBART TASMANIA

# Property Magazine

15 September 2023

FREE

PROPERTY  
OF THE WEEK

**5/8-10 Marsh Street**  
New Town PAGE 2



**Edwards Windsor**

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

# Property of the Week



## 5/8-10 Marsh Street New Town

Are you looking for the perfect place to call home? Or hunting for investment properties around Hobart? If so, welcome to 5/8-10 Marsh St New Town where comfort convenience and proximity to local amenities converge to create an excellent opportunity for the savvy buyer.

The lounge and dining are open and adjoin the kitchen there is also a separate laundry and toilet. This is a well laid out unit which would suit a young family with the benefit of a low maintenance and tidy space to call home. The unit has an under cover car port and garden shed outside. The vendors have ensured that this property is exceptionally well maintained and ready for the new owners to enjoy from the outset.

This well maintained, light and well sized unit is only a few minutes' walk from Kmart and both Ogilvie and New Town high schools. The local Woolworths is just up the road and just beyond that the popular north Hobart strip if you're looking for food, coffee or a glass of wine.

**\$550,000**



[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



## 3/4 Tivoli Road, Old Beach

Privately setback from the road in a quiet no-through road this 3 bedroom and 1 bathroom unit has plenty to love. Built circa 2016 the property enjoys elegant and simple design with ample room for enjoyment inside and out.

Please note there will not be any Open Home held for this property.



**\$500,000**



[See more details](#)



## 3/14 Sheoak Court, Kingston

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.

A small private fenced rear yard with a carport for one car.

Spacious living area with a neat kitchen and open dining space.



**\$499,000**



[See more details](#)

# For Sale

## 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.

This property has a lot on offer and will well suit buyers looking for a first home or an investment opportunity.

**\$375,000**



[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.

**\$390,000**



[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**



[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**



[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](#)



## 2/142 Branscombe Road, Claremont

The unit comprises of a large open plan living area with heat pump (and sliding door access to the rear yard area), adjoining the functional kitchen with plenty of cupboard and bench space, three double bedrooms, two with built in wardrobes (the garage has been converted into the third bedroom) The spacious bathroom has a separate shower and bath and there are also separate laundry and toilet areas as well.

**\$470/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](#)



## 1/11 Byron Street, Sandy Bay

With both water and suburban views, it has the benefit of its own private balcony, good size lounge with heat pump and new carpet being installed throughout. Both bedrooms have built in robes and there is a laundry area in the bathroom.

There is an undercover carport for 1 vehicle & a large storage room under the unit. Small pets considered.

**\$320/wk**



[See more details](#)



# For Rent

## 1/45 Lansdowne Crescent, West Hobart

"Manitu" built circa 1840 is a large and impressive residence that boasts a plethora of original architectural features along with comfortable modern upgrades to kitchen, bathroom, heating and window furnishings.

The property offers a very flexible floorplan due to the large rooms and varying access points throughout the house.

We may consider some small appropriate pets.



**\$600/wk**



[See more details](#)

## 21a Grange Avenue, Tarooma

Rarely will you find a property available for rent, located on the banks of the Derwent River, with such stunning views, where you are able to sit back, relax and enjoy the peace and tranquillity.

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.



**\$525/wk**



[See more details](#)

## 14 Syme Street, South Hobart

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

Main living room has original floorboards, is generous in size and comes with a heat pump.

6 Month Lease



**\$500/wk**



[See more details](#)

## 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
- 2 bedrooms, both with built-ins
- Spacious living area
- Updated bathroom with a walk in shower
- Electric heating
- Rear balcony with views



**\$450/wk**



[See more details](#)

Considering Selling?

Don't  
Sell  
Yourself  
Short

— Sold for a great price  
—  
—  
—  
— Sold for a good price  
—  
—  
— Sold  
—  
—  
— Undersold



**Rather, come in and speak  
to us today about how  
you may benefit from  
the Smartre Sale**

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**6234 5500**  
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89 Brisbane Street, Hobart

# Article

## The Week In Real Estate

Extract from Issue released 9 September 2023



### Millennials Move To The Regions

More than 54,000 millennials have made the move to regional Australia according to Regional Australia Institute (RAI) figures.

The data shows about 37,000 millennials, those born between 1982 and 1996, left the regions between 2011 and 2016 but more than 57,000 moved into those areas in the past five years.

RAI chief executive Liz Ritchie says people are returning to the regions in large numbers and it isn't just a pandemic led change.

"You can-not understate what I describe as a societal transformation," she says.

Victoria dominates the shift, having nine of the top 20 millennial relocation hotspots. These were the Surf Coast, Moorabool, Mitchell, Bass Coast, Golden Plains, Mansfield, Baw Baw, Indigo and the Macedon Ranges.

Although the biggest area for millennials to move to was Bridgetown-Greenbushes in Western Australia. In New South Wales the leading areas for millennials to relocate were Yass Valley and Maitland while in Tasmania it was Sorrell, Clarence and Glamorgan.



### Short Term Rentals Give Big Returns

Short-term rental properties are achieving the same income as many full-time rentals within less than a third of the time.

Analysis shows it takes just 101 days for the owner of a short-stay rental to achieve the same income.

There was a 23% increase in the number of holiday rentals advertised in the year to March, with Real Estate Institute of Australia (REIA) figures showing almost 134,000 rooms or properties are being offered for short-term rental. REIA president Hayden Groves says for owners, the benefits afforded to short-term hosts tend to outweigh regulatory impediments.

"Short-stay accommodation offers a superior investment option with less regulation and licensing involved, so we obviously need to look to incentivise owners back into long-term accommodation; not disincentive them further," Groves says.

Airbnb head of public policy, Michael Crosby, says restricting the number of nights a property can be rented out via a cap doesn't mean it will be returned to the long-term rental market.



### Rates Remain On Hold

The RBA has left interest rates on hold for the third straight month.

While interest rates remain at 4.1%, the RBA has flagged potential further increases may be needed to ensure inflation remains under control.

Inflation dropped to 4.9% in July – lower than was initially expected but still higher than the RBA's target range of 2% to 3%.

Outgoing RBA governor, Philip Lowe says although inflation is declining, more may need to be done to curb inflation further.

"Some further tightening of monetary policy may be required to ensure that inflation returns to target in a reasonable time frame, but that will continue to depend upon the data and the evolving assessment of risks," he says.

He says the RBA decided not to move on rates in September as higher interest rates are having an impact on inflation.

It predicts inflation will return to the target range by late 2025 and unemployment will rise gradually to reach 4.5% by late 2024.



# For Lease



## 58B Charles Street, Moonah

Tastefully refurbished, predominantly open space with excellent natural light, separate facilities and off-street parking.

The immediate area is a mixed-use area comprising many retail, industrial, commercial and residential uses. Moonah is approximately 7 kilometres north of the Hobart CBD.

**\$25,000 p.a +GST**

**ZONE Office**



[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**

**ZONE Office**



[See more details](#)

# 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.

On-site parking is also available for lease.



**\$116,500 pa** +Outgoings  
+GST



**400**

**ZONE**

**Office**

[See more details](#)



## 402 Macquarie Street, Hobart

This location is exposed to substantial vehicle and foot traffic. It benefits from excellent street visibility and a prominent corner frontage. The flexible layout is ideal for a small business operator, especially a café or food retailer.

**Contact Agent**

**ZONE Retail**



[See more details](#)

# For Lease



## 9 Elizabeth Street, Hobart

This refurbished office provides a character office tenancy, with an area of approximately 121sqm.

The tenancy has its own kitchen facilities, is air conditioned and has plenty of natural light.



**\$48,000 pa** +gross  
+GST

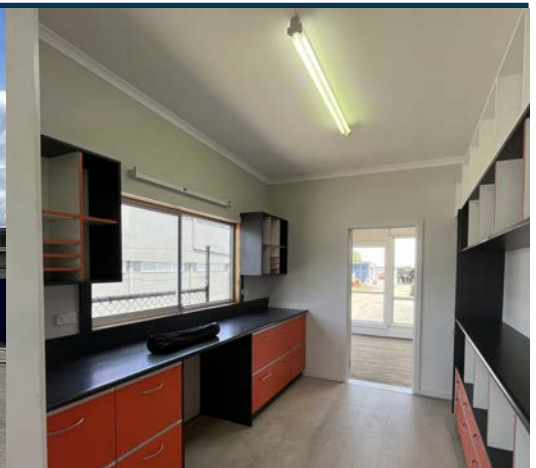
**ZONE Office**

[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.



**\$28,000 pa** +gross  
+GST

**105** **ZONE Industrial / Warehouse**

[See more details](#)

# For Lease



## 24 High Street, New Norfolk

Previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

**\$19,500 pa** + Outgoings + GST



**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.

**\$29,000 + Outgoings**

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

**ZONE Industrial/Warehouse**

[See more details](#)