

HOBART TASMANIA

Property Magazine

22 September 2023

FREE

PROPERTY
OF THE WEEK

3/7 Trillick Court Sorell PAGE 2



Edwards Windsor

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

Property of the Week



3/7 Trillick Court Sorell

Constructed in 2022 this modern and contemporary townhouse enjoys 3 bedrooms and 2 bathrooms split over two levels with plenty of parking and a fabulous backyard to soak up the sun. This home has all that one could yearn for when searching for a long-term opportunity for a solid set and forget investment or family living in the future.

The ground floor comprises of double carport, two bedrooms both with built in robes and main bathroom whilst upstairs a spacious open plan lounge and living space flows from the kitchen. Upstairs you will also find the main bedroom with walk in robe and ensuite. For outdoor entertaining you have luxury of choice with a covered terrace to step on to from the lounge or a timber deck to bask in the summer sun in the backyard. Enjoy ample privacy and security with a fully fenced yard and property positioned neatly at the rear corner of the complex, with plenty of room for a furry friend or two to roam.



\$590,000



[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



5/8-10 Marsh Street, New Town

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.



\$550,000



[See more details](#)



12/7 Lynton Avenue, South Hobart

This low maintenance unit has an open kitchen/dining area and includes an easterly facing balcony overlooking Sandy Bay and the River Derwent. As you enter the unit, the two double bedrooms are located on the right of the hallway and the bathroom on the left. The unit then opens up to the living and dining area next to the kitchen with the balcony adjoining these spaces.



\$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](#)

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](#)

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](#)

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](#)

For Rent

23 Quayle Street, Sandy Bay

Located in the heart of Quayle Street, this home offers an updated kitchen and bathroom, with fresh paint, flooring, light fittings and blinds throughout, ensuring the home feels bright and welcoming as you walk through the door. With being in the heart of Quayle Street this home is located within walking distance to the Sandy Bay main precinct, local schools and only minutes' drive to Salamanca and the Hobart CBD.



\$580/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](#)

4 Waterloo Crescent, Battery Point

On the lower level you will find the modern, functional kitchen with plenty of cupboard and bench space, induction cook top and dishwasher, opening out via folding glass doors to the rear, private courtyard area creating an indoor/outdoor living area. There are two separate living areas being the dining/family room with a heat pump, leading through to the spacious living area at the front of the property. On this level you will also find the updated bathroom and laundry areas.



\$595/wk



[See more details](#)

1/58 St Georges Terrace, Battery Point

Surrounded by beautifully presented shared grounds, this unit is located just minutes from the University, South Hobart shopping precinct and the City.

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

\$550/wk



[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.

\$450/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](#)



18 Rocklyn Avenue, Moonah

Boasting 4 spacious bedrooms, 2 modern bathrooms, and a large shed perfect for storing all your outdoor essentials. This property offers the perfect blend of comfort and functionality with its open plan living and dining area, perfect for entertaining family and friends. Featuring ample natural light, a modern kitchen and a low-maintenance yard, this home is perfect for families of all sizes.

\$675/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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Article

The Week In Real Estate

Extract from Issue released 16 September 2023



Politicians Blamed For Crisis

Former Reserve Bank (RBA) governor Philip Lowe has placed responsibility for the housing crisis at the feet of politicians.

In his final speech, Lowe admits he had to make unpopular decisions and says politicians cannot escape some responsibility for the current state of affairs.

“Raising interest rates and tightening policy can make you very unpopular, as I know all too well,” Lowe says.

“Monetary policy is a powerful instrument, but it has its limitations and its effects are felt unevenly across the community. In principle, fiscal policy could provide a stronger helping hand.”

He says interest rates influenced housing prices, but that is not why Australia has some of the highest house prices in the world.

“It is the outcome of the choices we have made as a society: choices about where we live, how we design our cities, and zone and regulate urban land, how we invest in and design transport systems, and how we tax land and housing investment.”



Housing Breakthrough

The Federal Government’s \$10 billion housing policy appears set to pass through parliament after it reached agreement with The Greens.

Under the agreement funding will be given to the National Housing and Investment Finance Corporation this financial year. Homes built from the fund will include 4000 properties for women and children facing family and domestic violence, as well as older women at risk of homelessness.

While the money may be available this financial year, economists warn it could actually exacerbate the supply issues and capacity difficulties in the home building market. AMP chief economist Shane Oliver says there is already a huge pipeline of works the industry is struggling to manage.

“The main problem is shortfalls of materials and particular shortages of workers,” he says.

“We’re having trouble trying to build something like 165,000 dwellings a year. We need at least 220,000 to keep up with underlying demand. It’s all pie in the sky if we don’t have the means to build them.”



Surge In Listings

Property listings are on the way up, increasing by 9.4% at the start of the Spring selling season, according to the latest Ray White listings report.

CoreLogic data shows despite the rise, advertised supply levels are still well below last year. All major capital cities have recorded listing increases.

Sydney’s new listings rose by 11.6% in August with big spikes in Tallawong and Colebee. Melbourne’s listing rose by 17.2% during the same period, with big increases in Travancore and Diggers Rest.

In Brisbane listings are up 2.2%, Waterford listings rose by 80%. In Adelaide listings rose by 4.2% with the largest increase in Banksia Park. Perth’s listing rose by 6.8% with Forrestdale recording the highest growth. In Hobart listings rose 14.8%, with Battery Point achieving the highest increase in listings. Darwin’s new listings grew by 26.5% with Parap experiencing the biggest increase.

The Agency CEO, Geoff Lucas, says listings across the East Coast of are up 22% on last year.

For Lease



58B Charles Street, Moonah

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

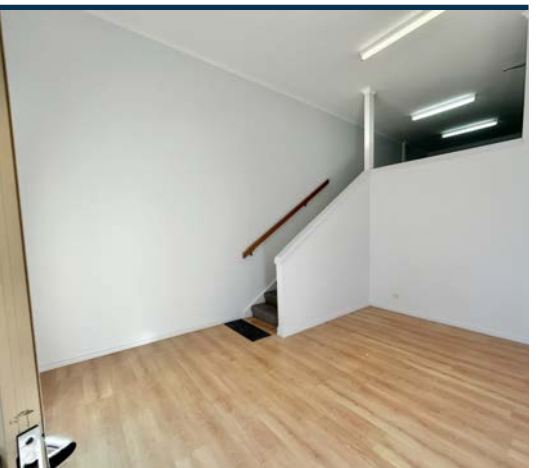
The immediate area is a mixed-use area comprising many retail, industrial, commercial and residential uses. Moonah is approximately 7 kilometres north of the Hobart CBD.

\$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 m²

ZONE Office



[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 m²

ZONE Industrial/Warehouse

[See more details](#)

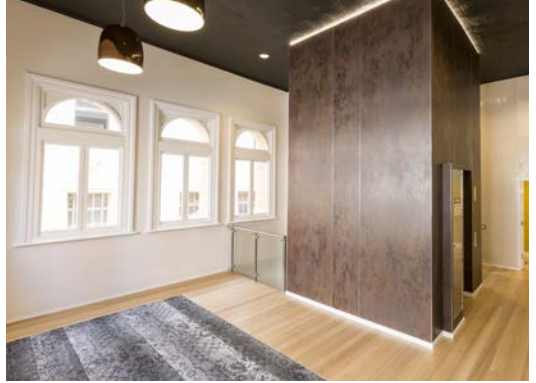
For Lease



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

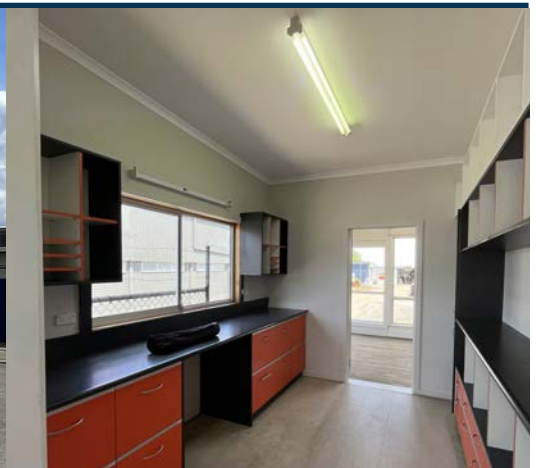
ZONE Office

[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



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](#)