

HOBART TASMANIA

# Property Magazine

29 September 2023

FREE

RENTAL OF  
THE WEEK

## 675 Sandy Bay Road Sandy Bay PAGE 2



Edwards Windsor

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

# Property of the Week



## 675 Sandy Bay Road Sandy Bay

Boasting a freshly painted exterior this comfortable three bedroom home is situated superbly to capture expansive river views and is convenient to popular Sandy Bay and Nutgrove beaches.

The master bedroom enjoys floor to ceiling built in wardrobes and river views with the second bedroom also with built in wardrobe and garden outlook.

Kitchen includes twin sink, pantry, dishwasher, breakfast bar and casual dining area.

There is a handy bus stop outside along whilst also being only a short stroll to local IGA, bakery, cafes and newsagents.

Fully fenced and gated, with a large garage which incorporates a workshop along with excellent provisions for storage internally and externally.



**\$650/wk**



3



1



3

[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



## 1/9a Coolabah Road Sandy Bay

As you enter the property there are two main bedrooms both with built ins, on the second level is a third bedroom or office space, whichever you require, as well as the bathroom and separate toilet. The top level has a generous sized open plan living and dining area adjoining the kitchen.

Literally everything is a stone's throw away from this unit, Sandy Bay beach is a 12 minute walk away and offers shopping, cafes, a park and a wood fired pizza shop.



**\$649,000** 3 1 2

[See more details](#)



## 3/7 Trillick Court, Sorell

A tantalising townhouse beckons you inside its warm walls and immaculate design at 3/7 Trillick Court. 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.



**\$590,000** 3 2 2

[See more details](#)

# For Sale

## 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.

**\$680,000**



3



2



3



[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**



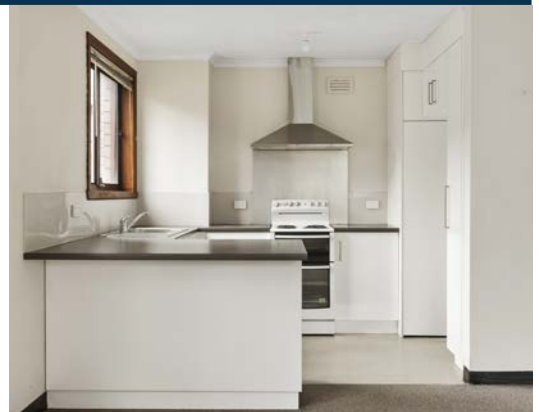
2



1



1



[See more details](#)

## 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**



2



1



1



[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**



3



1



2



[See more details](#)

# For Rent

## 2/63 Ash Drive, Kingston

This freshly renovated, two bedroom unit is positioned at the end of a cul-de-sac, and is one of only two on the block.

The open plan kitchen/living/dining area has large windows letting in plenty of light, and opens onto a small private courtyard and lawn area which is fully fenced and has a garden shed.

Unfortunately pets will not be considered at this property.



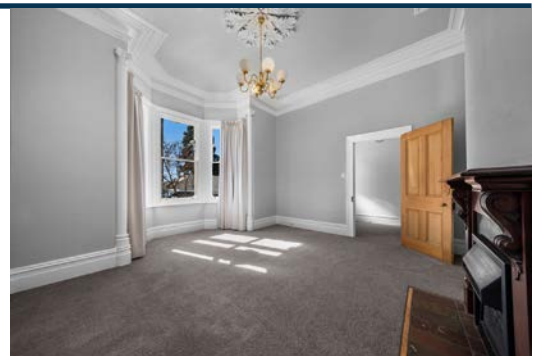
**\$480/wk**



[See more details](#)

## 12 Church Street, Hobart

This freshly renovated lovely 3 – 4 bedroom historic home set out over four levels within easy walking distance of the CBD and the North Hobart restaurant strip. The property comprises of three large bedrooms and a bathroom on the first floor. Formal lounge, formal dining room (or fourth bedroom), and family kitchen with wood heater leading onto the rear verandah on the ground floor.



**\$650/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

## 600 Nelson Road, Mount Nelson

The kitchen is the centre of the house featuring a brand new oven, the area will suit any cook. With two extra large living areas and the sun room, there is an abundance of space for the whole family. Entertaining in this house will be a breeze and the bonus of a wine cellar just adds a little something extra.

Featuring four large bedrooms, plus a study which would suit someone who works at home. Two generous sized bathrooms with toilets and a laundry ensure sufficient wet area room for all.



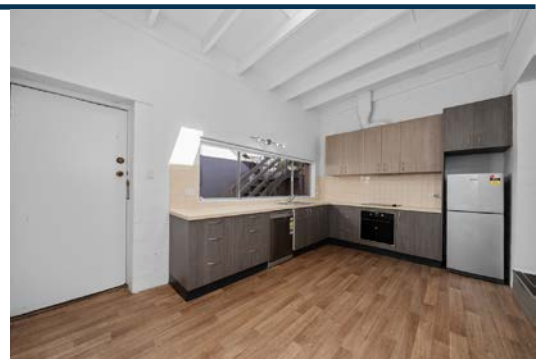
**\$675/wk**



[See more details](#)

## 213A Elizabeth Street, Hobart

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.



**\$500/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  
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—  
— Sold  
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—  
— Undersold



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

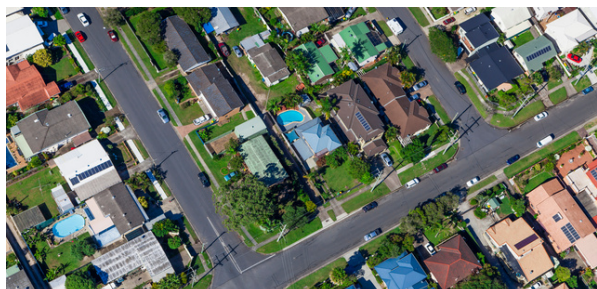
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# Article

## The Week In Real Estate

Extract from Issue released 23 September 2023



### Key To Unlock Affordable Housing

A proposed Affordable Housing Register is being touted as a possible solution to unlocking “hundreds of millions” of dollars of private investment into affordable housing.

Platform founder, Rob Pradolin, says it will provide a verifiable way for individuals to own and lease units for qualifying key workers at below-market rents, widening the pool of money in affordable housing beyond institutions and community housing providers.

He says it unlocks private sector capital by letting developers sell to their investor database an affordable home which will be monitored for 30 years by the register.

Industry will be able to see where affordable housing is located, which Pradolin says is information currently held on disparate spreadsheets held by individual local authorities.

PEXA CEO Glenn King says the lack of affordable housing is a societal problem that requires collaboration between business and the public sector.

Pradolin says by unlocking private sector capital, we can offer affordable housing for essential workers that is closer to their workplaces, strengthening our local communities.

### More Jobs A Boost To Economy

The Australian jobs market is on the up, with August labour force figures showing that 410,000 jobs were created in the past year.

Of those 65,000 were created in the past month. Australian Bureau of Statistics figures show the jobless rate is 3.7%. At the same time that jobs are growing, Australia’s population continues to grow.

In the 12 months ending in March of this year, Australia recorded a net population growth of 563,200, bringing the total population to 26.5 million people.

The surge increased the annual growth rate to 2.2%. Increasing migration leads to increasing demand for labor but will also put further pressure on the housing market, which is already at crisis level.

The ABS attributes the growth to net overseas migration, which accounted for 81% of total population growth. The population growth is expected to drive further economic growth.

Victoria, Western Australia, and Queensland experienced substantial population increases in the 12 months to March.



### Auctions Remain Strong

Auction clearance rates remain strong as more properties are being offered under the hammer, according to new data.

New listings on realestate.com.au are up 20.5% month-on-month in August, according to the latest PropTrack Listings Report, although only 4.1% higher than the same time last year.

PropTrack senior economist, Angus Moore says activity is likely to increase over the spring selling season.

“Selling conditions and home prices have also improved compared to late 2022,” Moore says.

“Home prices nationally have continued to recover, posting their eighth consecutive month of growth in August.”

He says after a quieter first half of 2023, property market activity appears to be picking up in Sydney and Melbourne.

New listings are up 18.4% in Sydney and 20.8% in Melbourne compared to the same time last year, while Canberra is up by 23.2%.



# 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](#)

# 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

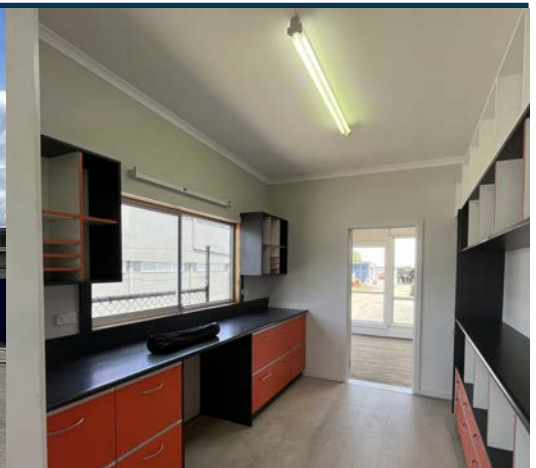
**ZONE Office**

[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



## 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 m<sup>2</sup>**

**ZONE Office**



[See more details](#)