

HOBART TASMANIA

# Property Magazine

8 September 2023

FREE

PROPERTY  
OF THE WEEK

**3/4 Tivoli Road**  
Old Beach PAGE 2



Edwards Windsor

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



# Property of the Week



## 3/4 Tivoli Road Old Beach

The three bedrooms all have built in robes, kitchen includes electric oven, stove top and a breakfast bar seating allowance. Bathroom has neatly presented bathroom, separate shower and vanity with separate toilet and separate laundry room for comfort and convenience. A fantastic, flat yard space offers an abundance of room for children to play, a dog to roam or even space for any avid vegetable or garden grower to enjoy.

Pleasant views to Kunanyi (Mount Wellington) greet you from the driveway, bedroom and yard whilst extra height on the fencing and two off street parking spaces including one undercover ensure privacy and security are paramount. Brick Veneer construction ensures that this property offers low maintenance requirements in a property that could quite easily be held as is for years to come.

This property is currently tenanted until July 2024.



**\$500,000**



[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



## Lot 17 Huon Island Road, Huon Island

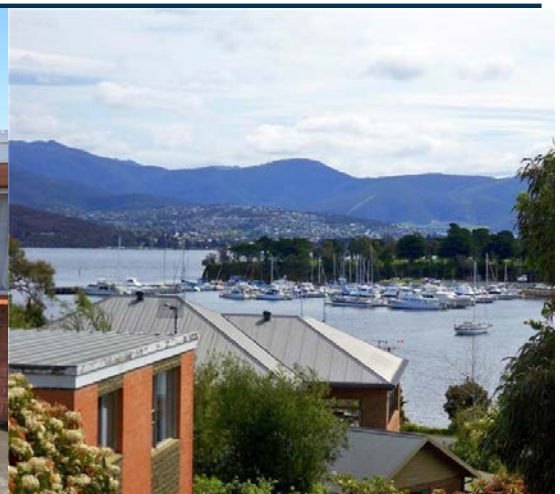
Huon Island lies a short 10-minute boat ride from Charlottes Cove and has an established jetty for access and a main road. Peace, privacy and tranquillity are plentiful as this property offers you the perfect escape from the hustle and bustle of every day or city life, whilst allowing you to lap up serene Tasmanian coastlines. This allotment with plenty of room to build upon without risk of losing any of your island feel. A true 'slice' of Tasmanian Heaven.



**\$265,000**

**Land 19,220m<sup>2</sup>**

[See more details](#)



## 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.

There is also a private access (walkway) from the rear of the property to the esplanade.



**\$375,000**



[See more details](#)

# For Sale

## 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.

**\$549,000**



[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](#)

## 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.

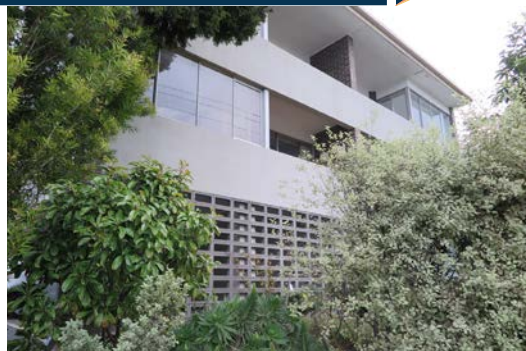
The generous open living and dining area opens out onto a balcony, the perfect spot for a morning coffee in the sun before starting your day, or just to sit and watch the world go by.

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](#)



## 61 Barrack Street, Hobart

The property has been refurbished with a modern touch whilst retaining its historical footprint.

Master bedroom contains a walk in wardrobe and its own sitting room with built in shelving and sweeping cityscape views.

Fully furnished, available 5th October 2023.

Suitable pets may be considered.

**\$550/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](#)



## 1/24 Elwick Road, Glenorchy

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.

**\$460/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.



**\$650/wk**



[See more details](#)

## 1/58 St Georges Terrace, Battery Point

This two storey apartment is only one of two. Sitting at the front closest to the street with high ceilings and updated features this property is not to be missed!

Some key features and benefits:

- Grand entrance with original staircase to upper level
- Large open plan living/dining/kitchen on ground level
- Renovated bathroom with shower



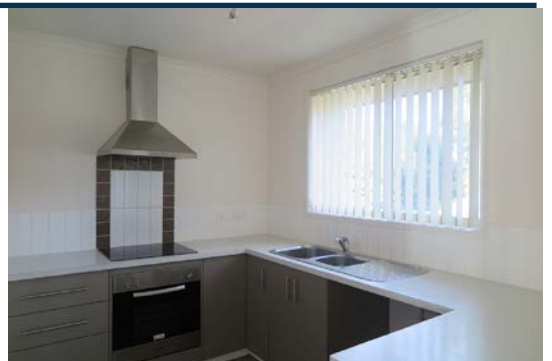
**\$550/wk**



[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, 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.



**\$445/wk**



[See more details](#)

## 18 Tarroona Crescent, Tarroona

The house is highly functional and offers a flexible layout depending on requirements and comes inclusive of all whitegoods for kitchen and laundry. Ducted heating is featured throughout downstairs area.

Open plan living areas flow onto a sizable covered entertainment deck looking onto pristine gardens complemented by abundant fruit trees.



**\$850/wk**



[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 2 September 2023



### Builders More Confident

Home builders are finally regaining some confidence in the market according to one leading building group.

Simonds Group says it is excited about the future with sales picking up, despite higher costs for materials and labour.

Chief executive Rhett Simonds says consumer confidence has definitely returned in the last three to four months.

“Our sales haven’t slowed. They’re trending to be more positive over the course of the last three to four months than they have been for the last 12 months.”

“We are in the affordable part of the market. We’re selling more single-storey homes than double-storey ones.”

The company has taken over 300 contracts from failed home builder Porter Davis.

According to Australian Bureau of Statistics figures approvals of detached houses fell in the year to June a near-four-year low.

Housing Industry Association (HIA) figures show new home sales fell in July for the second month in a row. It predicts home-building activity will drop to decade lows next year.



### Refinancing Peaks

The recent flurry of mortgage refinancing most likely peaked last year, according to electronic conveyancing group PEXA.

At its highest point last year, refinancing reached 24.2% of all transactions. The total number of properties changing hands fell to 2.06 million in the six months to June, according to PEXA chief executive Glenn King.

King believes the market has bottomed out.

“What we can also say is while refinancing will still be strong, if we’re seeing any improvement in the market, the proportion may not be to the same degree.”

King says a lot of the refinancing activity was from homeowners who were coming out of fixed rate loans which were locked in during the pandemic.

He says fears that a so-called mortgage cliff would cause widespread financial pain as owners come out of low fixed rates on to higher variable rates, had not yet materialised.

The big banks agree with the biggest lender, Commonwealth Bank, saying the change was not noticeably pushing up arrears.



### Labour Shortages To Affect Housing Targets

The latest Intergenerational Report forecasts average GDP growth will be lower than predicted in the next 40 years.

The report is a Federal Government long-term planning document.

It predicts growth will be 2.2% per year in the next four decades, lower than the 2.6% it previously forecast.

HIA Senior Economist Tom Devitt says the downward revision is driven by a projected decline in population growth to just 1.1% per year for the next 40 years.

Population growth was 1.4% per year in the previous 40 years.

“Slowing population growth, combined with the added pressures of an ageing population, will make it harder to find the skills we need,” he says.

“Shortages of skilled labour have constrained the home building industry for much of the past 20 years. We need to look at ways to boost the housing sector’s capacity to ensure we are able to meet the Australian Government’s recently announced housing targets.”



# 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

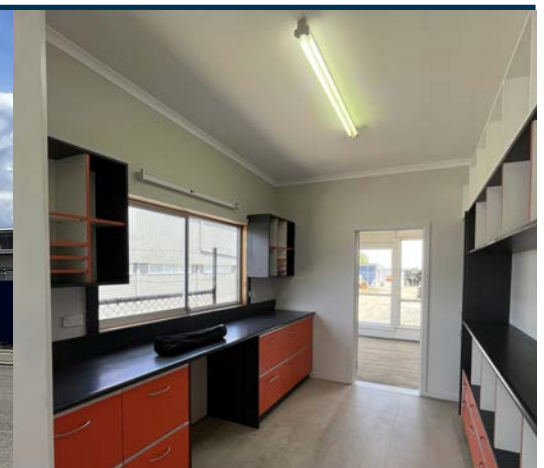
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

**\$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>**

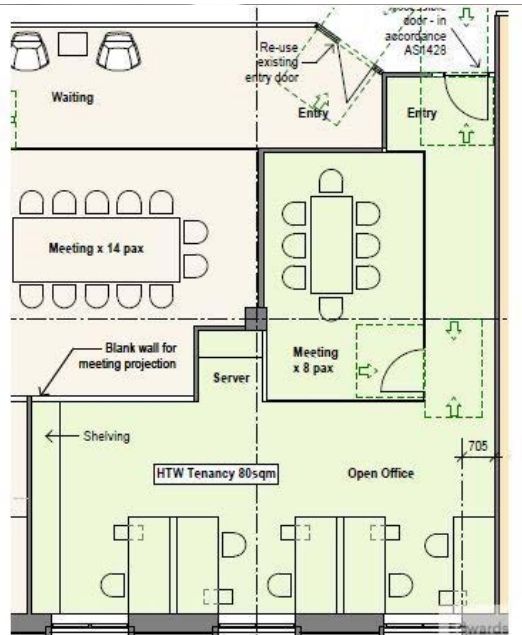
**ZONE Office**



[See more details](#)



# 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.

**\$36,000 pa** +gross  
+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**

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

**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](#)