

HOBART TASMANIA

Property Magazine

13 October 2023

FREE

RENTAL OF
THE WEEK

11 Mona Street
Battery Point PAGE 2



Edwards Windsor

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

Property of the Week



11 Mona Street Battery Point

This substantial home is set in its own private oasis, amongst beautifully landscaped, fully maintained gardens, with plenty of space to entertain, or for children to play or just sit, relax and enjoy.

Upon entry into the lower level, with beautifully polished floor boards throughout, you will find, the large formal living and dining rooms both with ornate features and lovely garden views. Continue through the lower hallway to the light filled, stunning, architecturally designed eat in kitchen with the feature, large stone island bench, European appliances, butlers pantry with dishwasher flowing through to both the informal living room or open up the glass doors to the paved courtyard area in the centre of the home with a built in stainless steel barbeque, creating an indoor/outdoor atmosphere, just perfect for entertaining



\$1,500/wk



5



3



5

[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



17/73 Clinton Road, Geilston Bay

From the level entry you will find main living space flowing into open plan dining and kitchen area with ample bench space and storage. 2 great sized double bedrooms both include built in robes are found down the hall as is bathroom including bath, separate shower and vanity. Electric remote-controlled garage offers security and ease of access into the home as well as storage options and laundry.



\$530,000



[See more details](#)



1/24 Barrett Street, Glenorchy

Enjoy two bedrooms both containing built in robes, a flowing floor plan with kitchen into dining into lounge and a great sized bathroom including shower, bath and vanity. Separate toilet and laundry offer space, storage and plenty of options for change in the future. One of only two units on the block purchasers can look forward to peace and privacy with low maintenance, fully fenced yard and garage with remote access.



\$435,000



[See more details](#)

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.

Low maintenance and close to shops. Don't miss out on the opportunity to see this fantastic unit in person!

\$649,000



[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.

\$524,000



[See more details](#)

12 Crystal Downs Drive, Blackmans Bay

Three 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



[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.

\$365,000



[See more details](#)

For Rent

7 Breedon Way, Clarendon Vale

The home offers, a spacious open plan living area with heat pump, adjoining the well-designed kitchen with dishwasher. There are three bedrooms, two with built in wardrobes and the master with walk in wardrobe and ensuite. The large family bathroom has a separate shower and bath and there are also separate laundry and toilet areas. The easy care rear yard is fully fenced and there is off street parking available in the driveway area.

Unfortunately, pets will not be considered for this property.

\$470/wk[See more details](#)

36 Vivian Drive, Rokeby

Near new three-bedroom home, situated nearby to Glebe Hill Village.

Features include master bedroom with walk in wardrobe and ensuite bathroom, laundry with washing machine, garage plus off street parking and an outdoor entertainment deck.

The property offers a high degree of comfort and is convenient to public transport, local playgrounds and schools.

\$570/wk[See more details](#)

3 Fitzroy place, Sandy Bay

Gorgeous, much loved and well cared for two bedroom home, superbly situated on the city fringe. With large living areas inside and delightful garden spaces to enjoy, this wonderful home is ready to make comfortable living for someone fortunate.

Fitzroy Gardens gardener included.

Happy to say some suitable pets may be considered.

\$585/wk[See more details](#)

8 Whitewater Crescent, Kingston

Idyllically situated on the doorstep of the vibrant Kingston shopping precinct, you will discover this substantial three-bedroom family home that offers a large amount of living space both internally and externally.

The yard area is large, level and fully fenced making an ideal play area for children, grown ups and even the family pet.

\$550/wk[See more details](#)

For Rent

21/7 Trillick Court, Sorell

This near new, single level, three bedroom, two bathroom villa within a newly established complex. Boasting a contemporary layout and design including deck and yard area and quality appliances, this home has everything you could ask for.

The home comprises three bedrooms, two with built-ins and master with walk-in robe and ensuite, laundry, storage space and a light filled and open kitchen, dining and living space with sliding doors leading to the deck and fully fenced rear yard.

\$535/wk



3

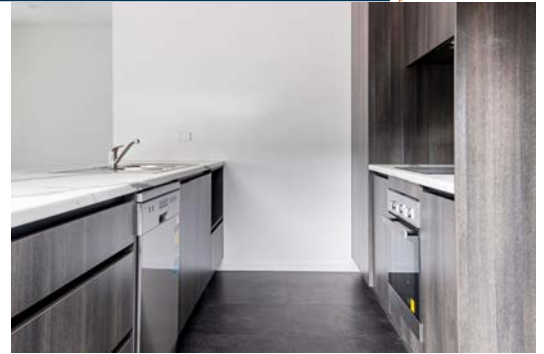


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2

[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



3

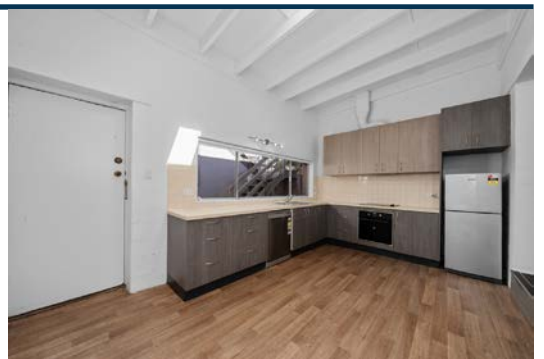


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[See more details](#)



2/39 Burnett Street, North Hobart

This spacious, well presented top storey apartment has a flexible floor plan and only minutes' walk from the bustling North Hobart restaurant strip.

Original features such as decorative fireplaces and mantles, updated open plan kitchen/living/dining, gas heating and secure off street parking for one vehicle.

\$480/wk



2



1



1

[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



4



2



2

[See more details](#)



Are you selling ^{SMARTRE} this Spring?

More and more home sellers are making Spring, the **Smartre Selling Season**.

What is The Smartre Sale? Simply, it's the Smart Real Estate Sale. With no costs whatsoever (including marketing) unless you sell for the price you want.

This is underpinned by our unique negotiation strategy, ensuring you are guaranteed the highest price possible.

There is no better way to sell this Spring.

Considering selling? Contact us to see how you can benefit from The Smartre Sale.



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Article

The Week In Real Estate

Extract from Issue released 7 October 2023



Auction Market Performing Well

Auction clearance rates remained high last week despite the distraction of two football grand finals and long weekends in some states.

There were 1215 properties taken to auction last weekend.

The preliminary clearance rate was 70.3%, down from 72% the previous week, according to CoreLogic figures.

Adelaide's preliminary clearance rate was 79.3%, Sydney 71.7%, Brisbane, 70.7%, Melbourne, 66% and Canberra, 62.5%.

Louis Christopher of SQM Research expects the market to bounce back further next weekend.

He says housing prices are rising and although it is becoming more balanced it is still tipped in the favour of sellers.

"It's not a robust recovery. There is still some caution out there, but there is still some aggressive bidding as well on certain properties," he says.

"And then there are sellers who are not selling at all because they haven't got the pricing right. This would not be a market where you get too aggressive on your asking price."



Green Energy Boost For Regions

A national push for more green energy projects could be a boost for regional towns, leading to job opportunities and increasing demand for housing.

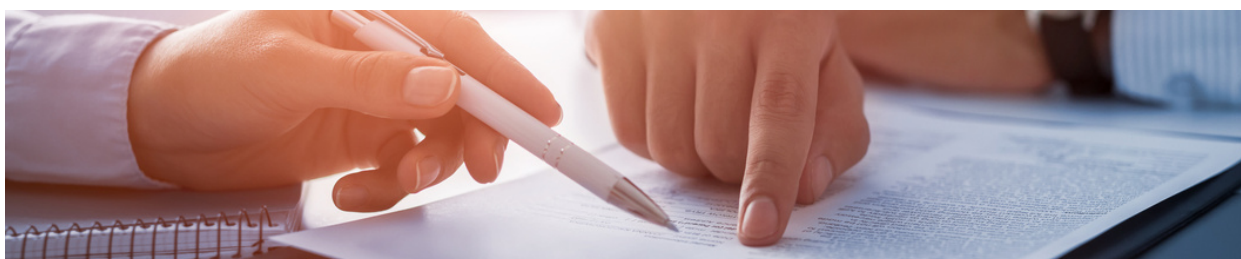
Analysis from Infrastructure Partnerships Australia reveals the value of infrastructure projects in the regions is \$216 billion, and about half of that will be for energy projects.

It says delivering the projects will require a 150% increase in skilled workers in outer regional areas and a 30% increase in inner regional areas by the end of 2025.

IPA chief executive Adrian Dwyer says in the next wave of energy projects, 190 will be in regional Australia and 27 in remote locations as well as 14 offshore.

Dwyer says the result will be a "mountain of regional relocation" to create the workforce to deliver the projects.

"Rural and regional Australia will need thousands of skilled workers, and to meet the demand, we need the right incentives to attract skilled workers living in major cities to go bush," he says.



Owner-Occupier Loans Rise

A slowdown in interest rate rises has enthused more buyers to return to the market, with the number of new owner-occupier loans on the rise.

Australian Bureau of Statistics lending figures show that new owner-occupier loans have returned to similar levels as pre-COVID levels. It also reveals that refinancing remains at unprecedented levels, as owners continue to shop around for better deals in the face of high costs of living.

In August new loans to owner-occupiers rose by 2.5%.

The largest increase in August was in the Northern Territory, up 30.4%, followed by Tasmania, 17.9%, and South Australia, 12.9%.

In Western Australia, new loans increased by 4.9%, Victoria, 4%, Queensland, 2.9% and New South Wales, 2.1%.

The only region to record a drop in new loans is the ACT which dropped 3.3% in the past month. The ABS data also shows that the value of Australia's housing stock increased by \$325 billion to \$10.090 billion in the June quarter.

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.

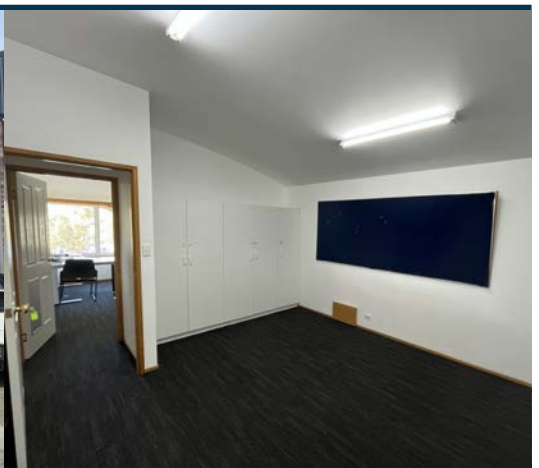
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$19,500 pa + Outgoings + GST



ZONE Office

[See more details](#)



Part Level 1/24 Gepp Parade, Derwent Park

These affordable offices have just been renovated and are ready to go. The tenancy consists of 4 offices and a storage room, all of which have been freshly painted and recarpeted.

Abundance of all-day street parking, CCTV throughout property, NBN available, Shared amenities available, Flexible terms.

\$25,000 + GST



ZONE Office

[See more details](#)

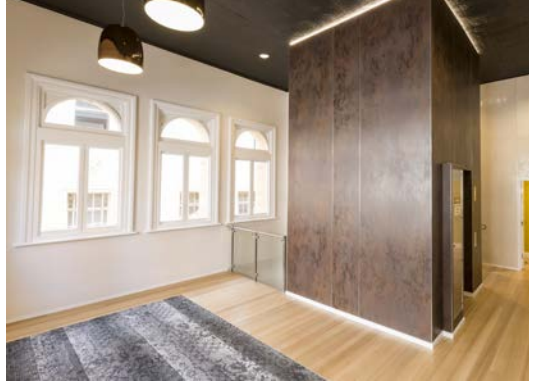
For Lease



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

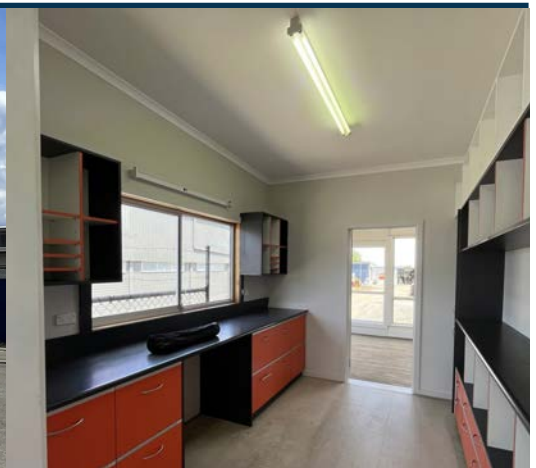
ZONE Office

[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](#)

For Lease



58B Charles Street, Moonah

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

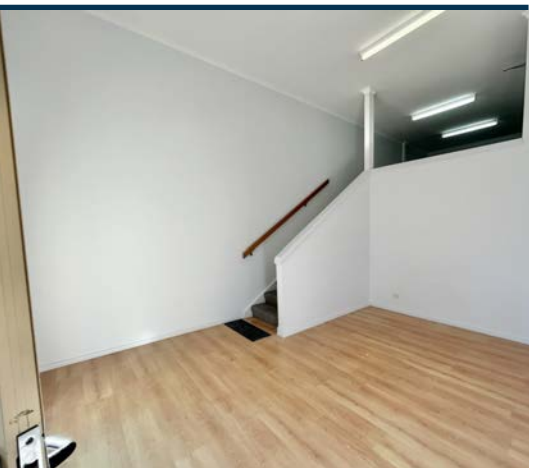
The immediate area is a mixed-use area comprising many retail, industrial, commercial and residential uses. Moonah is approximately 7 kilometres north of the Hobart CBD.



\$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](#)