

HOBART TASMANIA

Property Magazine

20 October 2023

FREE

PROPERTY
OF THE WEEK

3/19 Mercer Street
New Town PAGE 2



Edwards Windsor

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

Property of the Week



3/19 Mercer Street New Town

Grab this opportunity to get into this sunny well presented two bedroom unit in a fantastic location. This unit is located within easy walking distance to a number of schools, shops and not far from both North Hobart and Moonah restaurants. The property is in a quiet location yet handy to all amenities.

The unit has two well sized bedrooms with built ins, a spacious lounge/dining area separate laundry and updated bathroom. For heating there is a heat-pump in the lounge which easily keeps the entire unit warm. There is also an outdoor sitting area to enjoy Hobart's summer evenings.

What's on offer

- Low maintenance
- Close to schools
- Close to shops
- Plenty of public transport
- Great condition
- Undercover parking
- Separate Laundry



\$574,000



[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



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.



\$520,000



[See more details](#)



3/14 Sheoak Court, Kingston

In popular Kingston, located at the end of a quiet cul-de-sac and only one of three units on the block is this two bedroom unit. If you've been looking for an investment or new home in the Kingston area then this is definitely worth seeing in person!

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.



\$474,000



[See more details](#)

For Sale

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.

\$474,000



[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](#)

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

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](#)



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.

\$1,500/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](#)



2/57 Bayswater Road, Moonah

The unit comprises of two bedrooms both with built in wardrobes and new carpet, spacious open plan living area with heat pump, adjoining the functional kitchen with plenty of cupboard and bench space. From here there is sliding door access to the low maintenance, fully fenced rear yard and lock up garage with internal access into the unit. The unit also has separate bathroom, laundry and toilet areas.

\$480/wk



[See more details](#)



For Rent

1 Bayley Street, Glebe

Offering four double bedrooms featuring generous proportions, sash windows, feature fireplaces, high set skirting boards and two with built in wardrobes, there is plenty of space for the family to find their own quiet places.

Adjoining the kitchen is a generous living area allowing for separate living options across a single level floor plan.

5 Bedrooms & 1 Living Area or 4 Bedrooms & 2 Living Areas.



\$800/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.



\$475/wk



[See more details](#)

2/12 Bective Street, Sandy Bay

Located in a small complex of only six units and only a few minutes' walk to the Blac Fig, Sandy Bay Beach, cafes and public transport is this freshly painted, modern one bedroom unit with new flooring throughout.

The one bedroom unit comprises of open plan living area with electric heating, with entry into the bedroom, leading through to the modern kitchen with under bench oven and hotplates, with access to the shared fully maintained rear garden area.

\$340/wk



[See more details](#)



1/58 St Georges Terrace, Battery Point

Sitting at the front closest to the street with high ceilings and updated features this property is not to be missed!

Grand entrance with original staircase to upper level, a Large open plan living/dining/kitchen on ground level and two good sized bedrooms upstairs with small sunroom off main bedroom are just some of the benefits of this property.

\$500/wk



[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 14 October 2023



Massive Auction Surge

More sellers are choosing to take their properties to auction, with September recording the highest number of auctions in more than a year.

Domain's September Auction report shows across the combined capital cities 9518 properties were offered for auction during the month, while 1340 were offered in regional locations. It was the highest number of capital city auctions since May 2022 and the highest number of regional auctions since December 2022.

Domain chief of research and economics, Dr Nicola Powell, says the increase in listings for auction is a result of recent strong clearance rates.

During September Adelaide had the highest clearance rate of 74.5%, followed by Sydney, 67.4%, Melbourne 64%, Canberra, 52.4% and Brisbane, 46.2%.

"The September auction performance shows Australia's housing market is in the continued recovery," Powell says.

The report also shows a lower proportion of properties sold before auction, which Powell says indicates sellers are less likely to accept offers before auction day due to increasing competition between buyers.



FHB Take Govt Help

The number of first home buyers (FHB) accessing the Federal Government's Home Guarantee Scheme hit 45,000 in the 2023 financial year.

The National Housing Finance Investment Corporation (NHFIC) which oversees the scheme, reveals one in three FHB in Australia has been assisted by it.

About 10,860, or more than one-third of all guarantees, were given to buyers in regional areas, up from 7390 in the previous financial year.

The scheme, allows first-home buyers to purchase a home with a minimum deposit of 5% to avoid paying mortgage lenders' insurance. The remaining amount of a 20% deposit is guaranteed by the Federal Government.

NHFIC research head Hugh Hartigan says FHB have had to rely more heavily on the scheme as a result of cost-of-living pressures and rising interest rates.

The NHFIC estimates that buyers would need to delay their home purchase by an average of five years if they needed to save the entire 20% deposit on their own.



Rentals Hit Decade Low

The number of properties within the national rental pool hit a decade low, with just 90,153, rental properties throughout Australia in October.

The latest CoreLogic Quarterly Rental Review shows there is a rental shortfall of about 47,500 properties.

CoreLogic Economist, Kaytlin Ezzy, says the number of rental properties is at the lowest levels recorded since 2012.

Although the number of properties in the rental pool has reduced, and vacancy rates hit record lows in September, the pace of weekly rental growth dropped in the September quarter.

Nationally rental values rose 1.6%, compared with 2.2% the previous quarter.

Ezzy says worsening affordability continues to be a significant factor placing downward pressure on the pace of rental growth.

"After recording a small dip over the first few months of COVID, national rents have risen for 38 consecutive months, taking rental values 30.4% higher since July 2020 and adding the equivalent of \$137 to the median weekly rent," she says.

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.

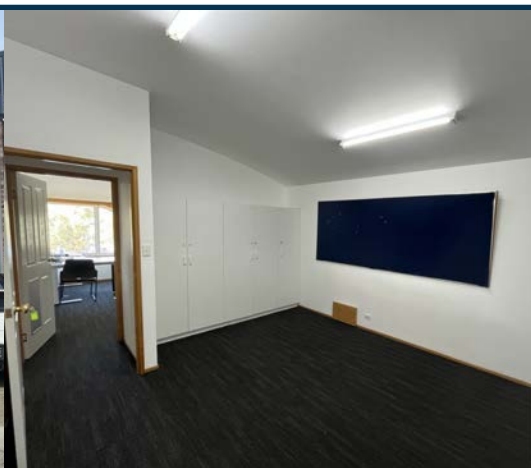
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$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



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



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](#)

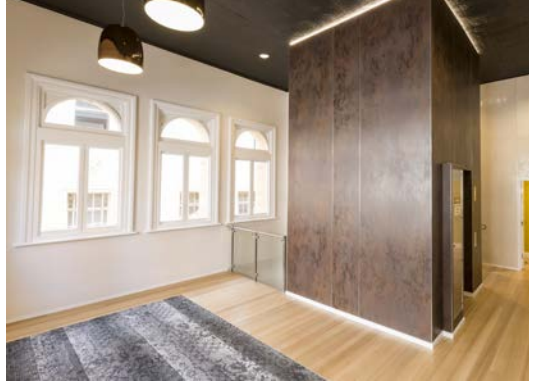
For Lease



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

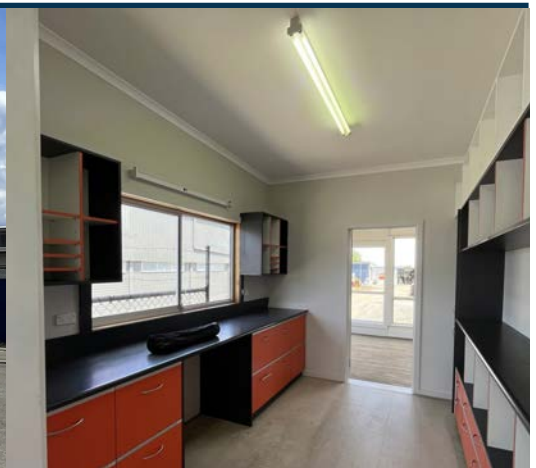
ZONE Office

[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](#)