

HOBART TASMANIA

Property Magazine

27 October 2023

FREE

RENTAL OF
THE WEEK

26 Hotham Court Glenorchy PAGE 2



Edwards Windsor

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

Property of the Week



26 Hotham Court Glenorchy

Offering expansive views this superbly presented, highly functional and comfortable home is ideal for those that enjoy outdoor living space and recreational activities. Ample storage for boat, trailer, kayaks and bikes.

With a covered front entertainment deck along with a sheltered courtyard courtesy of excellent tiering, fencing and gates, the home is highly safe and secure for children in addition to suitable pets.

What's on offer

- Welcoming front entry porch
- Master bedroom with built in wardrobes
- Second large bedroom also with floor to ceiling wardrobes
- Third bedroom or study
- Modern kitchen with handy breakfast bar, twin sink and stunning views
- Separate laundry room



\$520/wk



[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

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[See more details](#)



403/1 Sandy Bay Road Sandy Bay

The unit contains an open plan kitchen, dining and lounge space with pleasant outlook to the River Derwent and stunning mural of the cityscape and Kunanyi (Mount Wellington). The bedroom space offers ample room for double or larger bed separated by partition wall. Bathroom is spacious containing shower, vanity, toilet and laundry connections.



\$465,000

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[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](#)

7 Dorothy Court, West Moonah

This 4 bedroom house also has a well sized study/office and separate laundry, the main bedroom upstairs has a large walk in wardrobe. Heating the house is well taken care of with under floor heating in both bathrooms and ducted hydroheat and an additional heat pump if really needed. The property also has a ducted vacuum to add to the ease of care.

\$949,000



[See more details](#)

3/19 Mercer Street, New Town

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.

\$574,000



[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 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](#)



2/39 Burnett Street, North Hobart

****OPEN HOME FRIDAY OCTOBER 27TH – 12:30PM-12:45PM****

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

Property has been painted white which ensures it is nice and bright, enjoy original features such as decorative fireplaces and mantles and an updated open plan kitchen/living/dining.

\$480/wk



[See more details](#)



11 Riawena Road, Montagu Bay

The home comprises of three bedrooms, all with huge built in robes and the second bedroom having a built in desk as well, just perfect for studying or the home office. From the hallway you then access the separate light filled spacious lounge area that then leads through to the separate dining room with sliding door access to the rear undercover courtyard area just perfect for entertaining.

\$680/wk



[See more details](#)



18 Rocklyn Avenue, Moonah

Introducing the ultimate family home at 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.

\$660/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](#)

5/9 Longpoint Road, Sandy Bay

Three bedroom unit all bedrooms boast built in wardrobes with the master bedroom also including the ensuite, the main bathroom with separate shower and spa bath, separate toilet and laundry with access to the small rear yard area.

Upstairs is the spacious living area with mountain views, leading through to the functional kitchen, with under bench oven, hotplates, plenty of cupboard space and breakfast bar adjoining the dining area.



\$700/wk

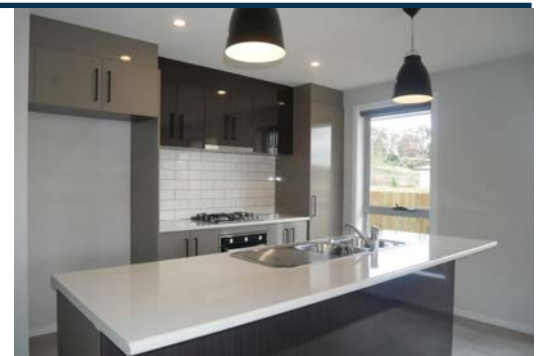


[See more details](#)

23 Dowding Crescent, New Town

We're excited to present this neat and tidy 3-bedroom, 2-bathroom home with fenced yard and garage. Located in the newer subdivision of Garrington Park, New Town.

Open plan kitchen/dining/living, Gas cooktop and dishwasher compliment this modern kitchen, 3 good sized bedrooms all with built ins, Main bathroom with bath and separate shower, Ensuite



\$650/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 21 October 2023



Granny Flats The Solution

Fast-tracking approvals for Granny Flats could go a long way towards improving the housing shortage.

A report from CoreLogic and Archistar Blackfort says if property owners are offered incentives, and the approvals process is sped up, more than 655,000 granny flats could be built throughout Australia.

CoreLogic research director, Tim Lawless, says granny flats could be a cheaper way to deliver housing.

“Granny flat developments leverage existing lot areas and require no changes to town planning regulation, so they offer a level of immediacy to address housing shortages and affordability pressures,” he says.

“This style of accommodation can be prefabricated and put on site quickly, so it doesn’t have to go through the same timeline as a typical building project.”

The report identifies 242,000 properties suitable for granny flats in Sydney, 230,000 in Melbourne and 185,000 in Brisbane. Benjamin Corey of Archistar says in Canada, homeowners are offered a \$40,000 loan that would be forgiven after five years if they build a “secondary suite”.



Vacancy Rates Continue To Fall

The national residential vacancy rate is continuing to fall, dropping to 1.1% in September, according to SQM Research.

The total number of rental vacancies Australia-wide dropped by 2765 dwellings to 32,660 vacancies, during the month. SQM Research managing director, Louis Christopher says vacancies dropped in most capital cities, with Sydney now 1.3%, Melbourne, 1.2% and Canberra, 1.8%.

Most regional areas experienced drops in vacancies as well with the North Coast NSW now 1.4% and the Gold Coast 1.1%. Christopher says 77.6% of all postcodes recorded a fall in rental vacancy rates over September.

As vacancy rates dropped, dwelling asking rents went up nationally by 1.3%, making the increase for the past 12 months 16.2%

House rents are up 15.6% on the same time last year, while unit rents are up 16.1% during the same period.

The national median weekly asking rent for a capital city house is now \$792 a week while a capital city unit is \$590 a week.



Loan Discounts Disappear

Cashback offers, significantly reduced interest rates and many of the other incentives banks were offering to snare a slice of the refinancing market have now disappeared.

According to Reserve Bank of Australia data, lenders in August were offering an average variable home loan rate for new borrowers of 5.99%, only 0.2 percentage points less than the average 6.2% existing borrowers are paying.

AMP chief economist Shane Oliver says pressure from shareholders to deliver higher returns, meant the major banks had now put a stop to the incentives.

He says while banks did boost their lending books, the reduced rates had affected their bottom lines.

Investment loan discounting has also slowed with new investment loans in August being offered at an average of 6.28%, which is 0.2 percentage points lower than the average rate for existing customers.

Analysis by Coolabah Capital shows during the bank “mortgage wars”, new variable borrowers were getting up to 50 basis points off their mortgages.

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.

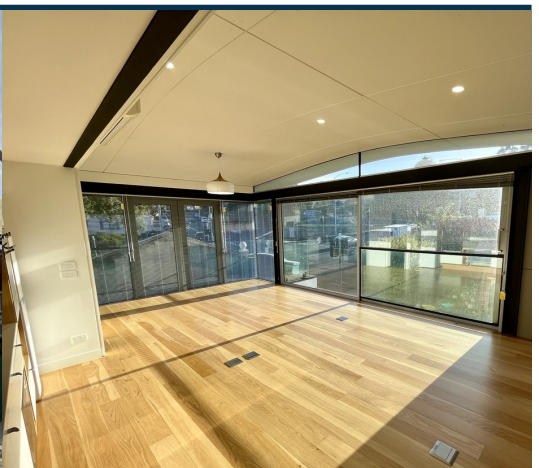
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$19,500 pa + Outgoings + GST



ZONE Office

[See more details](#)



Level 1/116 Sandy Bay Road, Sandy Bay

Modern office space available, 1 car space and within walking distance to Salamanca and Sandy Bay. The property has large double glazed windows, modern kitchenette and bathroom facilities.

Contact Agent

ZONE Office

[See more details](#)



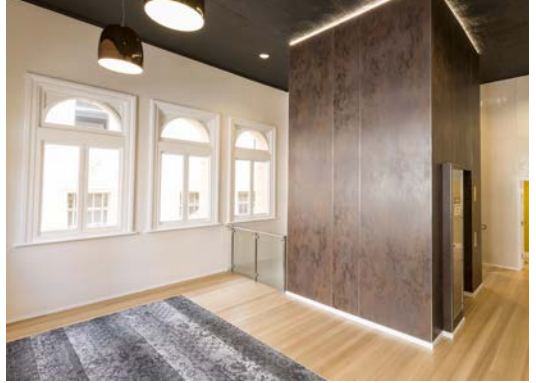
For Lease



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

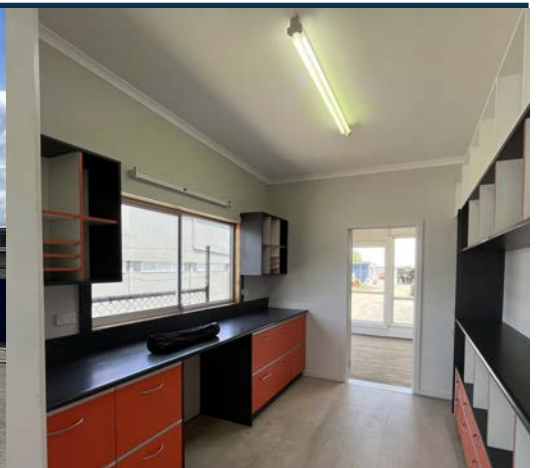
ZONE Office

[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](#)