

HOBART TASMANIA

# Property Magazine

6 October 2023

FREE

PROPERTY  
OF THE WEEK

## 1/9A Coolabah Road Sandy Bay PAGE 2



Edwards Windsor

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

# Property of the Week



## 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. The Hobart CBD is a 10 minute drive away or Taroona High school is only 7 minutes in the opposite direction. Hutchins and Fahan schools are within walking distance as well.

**\$649,000**



[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



## 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.



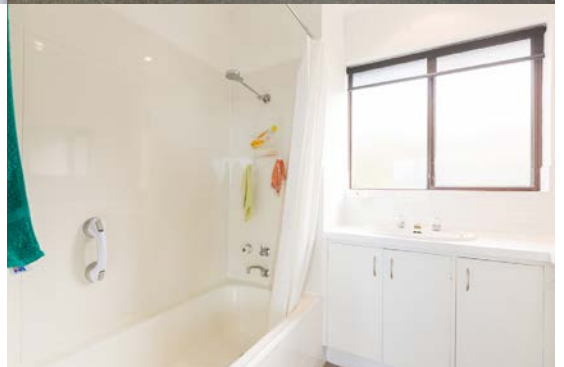
**\$550,000** 2 1 1

[See more details](#)



## 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. There is a separate toilet, and the bathroom has a shower over bath with laundry space.



**\$474,000** 2 1 1

[See more details](#)

# For Sale

## 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.

**\$500,000**



[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.

This is a rare opportunity to acquire an expansive, well maintained private suburban oasis of your very own to call home!

Offers Over

**\$1,800,000**



[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](#)

## 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.

**\$490/wk**[See more details](#)

## 2/33 Jardinelle Road, Rokeby

The home comprises of a spacious, open plan living area, with heat pump, a well-designed galley kitchen with a dishwasher and plenty of cupboard and bench space, the side deck and fully fenced, grassed rear yard area are accessed through the sliding doors from the living area, making it perfect for entertaining.

There is plenty of off street parking, with a carport at the side of the property

**\$540/wk**[See more details](#)

## 1A Winscombe Crescent, Sandy Bay

You enter in to the ground level where you will find two bedrooms, both with built ins and spacious bathroom/laundry.

You then make your way up the spiral, carpeted staircase, to the open plan kitchen and living area. This is where you can make the most of the amazing windows and sunshine flowing in. Fitted with a reverse cycle air conditioner, to ensure comfort year round.

**\$450/wk**[See more details](#)

## 11 Mona Street, Battery Point

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.

Areas through the home are heated by either hydronic or wood heating. There are two driveway areas, the first with secure electric gate access for two vehicles and the second with an abundance of parking for extra vehicles, boat or caravan with access to multiple sheds for storage.

**\$1,500/wk**[See more details](#)

# For Rent

## 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.

Two double bedrooms (or one bedroom and a separate living room) enjoy the fully renovated bathroom with shower and secure off street parking for one vehicle.

Sorry not suitable for children or pets.



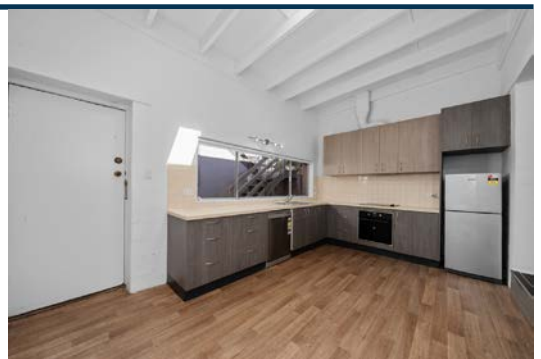
**\$480/wk**



[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](#)

## 14 Syme Street, South Hobart

Superbly positioned on a quiet secluded street, five minutes from the city, this beautifully presented home is ideal for the modern tenant.

Offering three double bedrooms all with carpet and quality window furnishings, each positioned to receive direct sunshine and a lovely garden outlook.

6 Month Lease.



**\$500/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](#)

# Are you selling <sup>SMARTRE</sup> 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.**



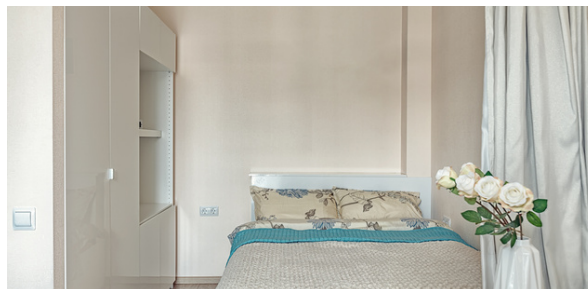
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# Article

## The Week In Real Estate

Extract from Issue released 30 September 2023



### Prices Tipped To Rise 15%

Australian house prices are tipped to rise by 15% in the next 18 months according to accounting firm KPMG.

It says the rising prices will make housing affordability even tougher for struggling home buyers.

KPMG, chief economist, Dr Brendan Rynne, says a number of factors will push up prices.

“Despite high interest rates, constrained supply will likely dominate the factors influencing property prices in the short term and result in continued price gains in most markets during FY2024,” he says.

“House and unit prices will then accelerate further in the next financial year as dwelling supply continues to be limited, due to scarcity of available land, falling levels of approvals and slower or more costly construction activity.”

Rynne says continuing immigration will also put further upward pressure on property prices as a result of growing demand.

He predicts that house prices will rise 4.9% in the next nine months and then 9.4% in 2025.

### Spare Room Rentals Reap Reward

Homeowners are potentially sitting on huge extra income they could receive by offering their spare room for rent.

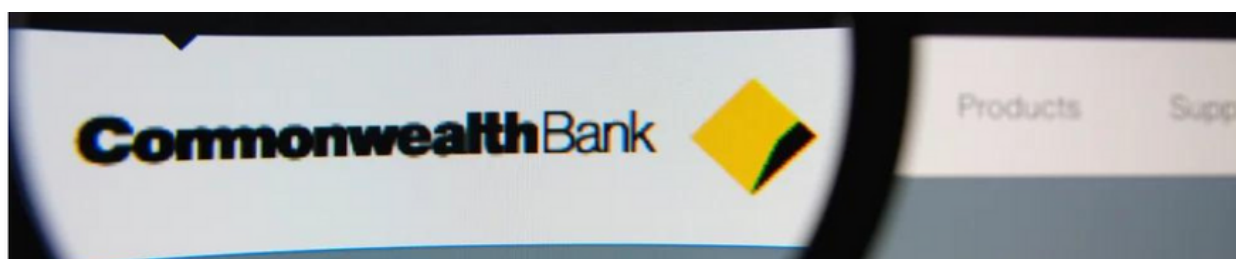
A new survey by Finder reveals 77% of respondents have at least one spare room, although only 3% are renting the room out. The survey found housing costs are among the top three most stressful expenses for 41% for respondents.

Richard Whitten, of Finder, says homeowners could be missing out on thousands of dollars by not making use of their extra room.

Whitten says the rent could help Australians who are struggling to pay their mortgages due to rising interest rates. He says the average respondents were charging for their spare room was \$147 per week.

“Putting the money from renting out a spare room into your mortgage each month could significantly reduce the term of the loan,” he says.

He says paying an extra \$147 per week on the average loan could reduce the term of the loan by nine months.



### Regional Aussies Protest Closures

A Senate inquiry examining the impact of bank closures on regional Australia, has been extended to May.

The inquiry was launched after banks closed up to 100 regional branches in the final quarter of 2022.

Regional council representatives told the hearing that without intervention, rural Australia will be without the necessary banking services they need.

Representatives of the big four banks have urged the inquiry not to force them to keep a significant share of their branches open in regional areas.

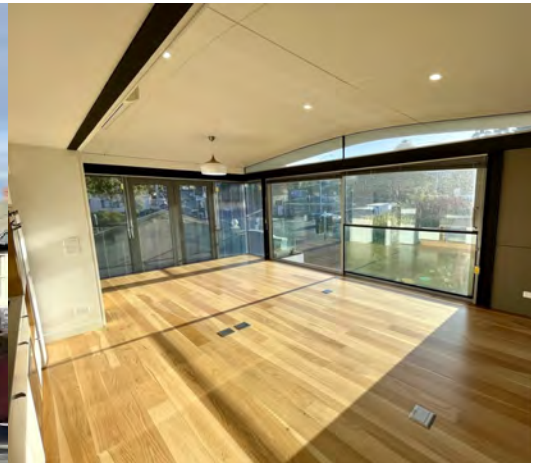
They say fewer people are using branches and cash, so it is unsustainable to maintain a presence in many areas.

Riverina Regional Development Australia chief executive Rachel Whiting says the most disadvantaged people, including the aged and those less educated, who still need access to cash and in person banking services, will be significantly impacted by the closures.

The inquiry has been extended to enable it to hear from community members from every state.



# For Lease



## Level 1/116 Sandy Bay Road, Hobart

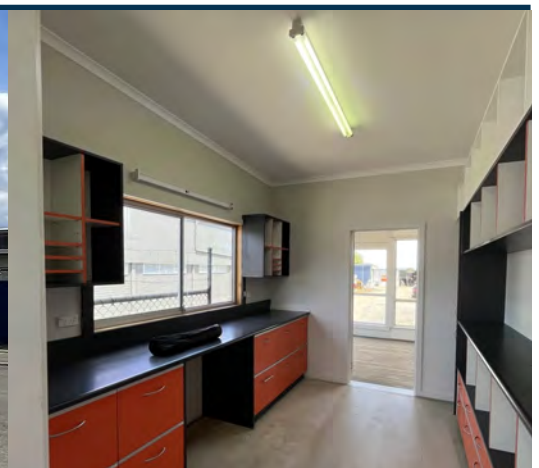
Modern office space available, 1 car space and within walking distance to Salamanca and Sandy Bay. The property has large double glazed windows, modern kitchenette and bathroom facilities.

**\$18,200 p.a**

**ZONE Studio/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.

**Contact Agent**



**105** **ZONE Industrial / Warehouse**

[See more details](#)

# For Lease



## Ground Floor/83 Brisbane Street, Hobart

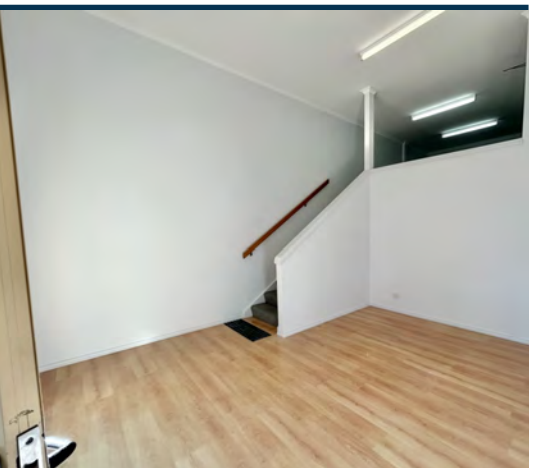
This ground floor retail site is ideally located on Brisbane Street, between Murray and Elizabeth Street, on the fringe of the CBD. This tenancy is surrounded by a number of high quality retailers and businesses: Lexus, Choices Flooring, Harvey Norman, Barbecues Galore, and Beaurepaires.

**\$39,500 p.a** +outgoings  
+GST

**ZONE Retail**



[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**

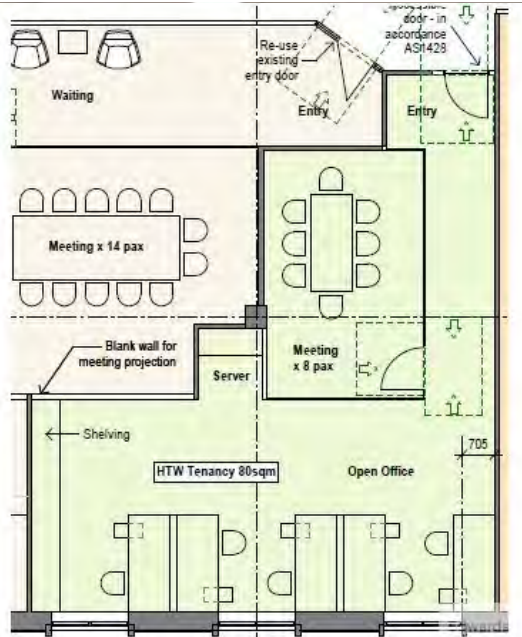
**45** m<sup>2</sup>

**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.

**Contact Agent**

**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/70 Collins Street, Hobart

This A Grade, 4.5 star Nabers office building is centrally located directly opposite the Royal Hobart Hospital, 50 metres from the Elizabeth St Mall and close to public transport links.

The building includes modern End of Trip Facilities and parking is available for lease.



**Contact Agent**



**280**

**ZONE**

**Retail**

[See more details](#)



## 163 Macquarie Street, Hobart

This tenancy consists of a ground floor reception/waiting room, boardroom, two large offices, open plan workspace, kitchenette, storerooms and separate male/ female toilets.

Available now.

**Contact Agent**

**ZONE Office**



[See more details](#)