

HOBART TASMANIA

Property Magazine

10 November 2023

FREE

PROPERTY
OF THE WEEK

6 Swan Street North Hobart PAGE 2



Edwards Windsor

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

Property of the Week



6 Swan Street North Hobart

Built in 1905 and neighbouring its sister houses, this property has loads of historic appeal melded with modern updates and functionality to suit any type of family.

The middle level of the property (which you enter initially from Swan Street) has a large dining or sitting room facing back to the street. On the same level is a bathroom at the end of the hall. Behind these rooms is a well appointed and open kitchen and dining area again with another wood fire and a large walk-in pantry.

The upper level has two large bedrooms. The westerly facing bedroom is generously sized with plenty of built-in storage.

The downstairs area has an open style plan with a shower in the bathroom and access to the rear yard. There is a generously sized separate laundry on this level, as well as a cellar under the stairs that has been used to store cheese and wine.

The rear yard has a wood fired oven, garden beds for vegetables and a shed at the rear.



\$1,695,000



[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



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.

On the lower level is a large internal access garage with a workshop behind or additionally extra storage if needed.



\$949,000

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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.



\$450,000

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[See more details](#)

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.

\$474,000



[See more details](#)

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](#)

3/19 Mercer Street, New Town

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.

With only a small number of units available in this area this is a great opportunity to secure a property here either for a first home or investment.

\$499,000



[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

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.

Pets are not considered for this property



\$445/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. 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.



\$1,500/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.



\$600/wk



[See more details](#)

2/8 Bowden Drive, Bridgewater

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.



\$430/wk



[See more details](#)

For Rent

6/16 King Street, Sandy Bay

Located within easy, short walking distance to supermarkets, shops, restaurants, transport services, Marieville Esplanade (and the list can go on) is this well presented, sunny, level access unit with plenty of storage.

The unit comprises of freshly painted kitchen and bathroom areas with new vinyl, combined lounge/bedroom with electric heating, built in wardrobe & storage cupboard and access to the small rear courtyard area. Parking is available on a first in basis at the front of the complex.

\$300/wk



[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.

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](#)



1/63 Colville Street, Battery Point

Some key features and benefits:

- Renovated kitchen with new stove and joinery
- Separate area for dining
- Renovated bathroom with shower
- Internal laundry
- Study nook

\$445/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.

\$650/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 3 November 2023



Lower Deposits For Investors

The big banks are starting to improve lending terms for investors, in an effort to entice them back into the market.

The Commonwealth Bank has announced it will allow investors to take out loans with deposits as low as 5%, as long as they take out a principal and interest loan. Previously it required a 10% deposit.

RateCity research director Sally Tindall says the move shows the bank is confident investors can meet higher interest rates because rents have increased so substantially.

“(CBA) have determined the risk and considered it’s appropriate to lend to investors with such small deposits,” she says.

“With vacancy rates at historic lows, investors are unlikely to be struggling for a tenant – a far cry from just two years ago when many investors were offering tenants reduced rents to help them get through lockdown.”

ANZ also offers a 5% deposit loan with both principal-and-interest or interest-only terms and Westpac has a low-deposit loan for some investors.



Low Deposits Scheme A Big Help

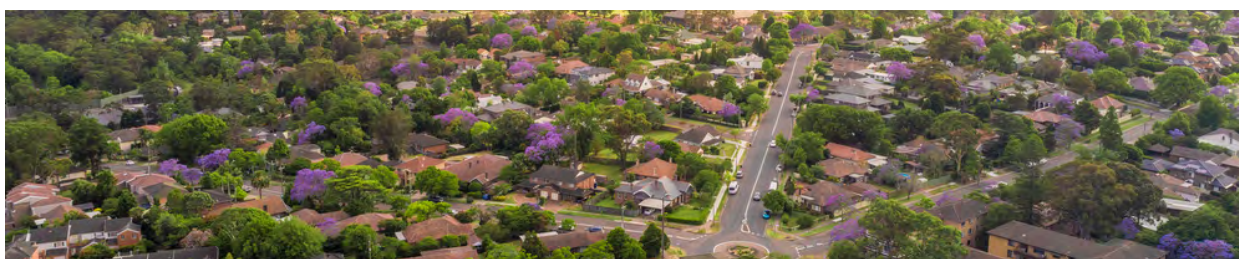
Almost one in three first-home buyers were helped into the market by the Federal Government’s low deposit guarantee scheme in the past year.

That’s a significant increase on the previous year when one in seven used the First Home Buyers Guarantee Scheme to buy.

The Guarantee provides a government guarantee of up to 15% for eligible buyers, so they can purchase with a deposit as low as 5%.

The take-up is tipped to increase further with the scheme extended on July 1 to make it also available to permanent residents. It has also been opened up to buyers who have previously owned property, as long as it was more than ten years ago.

Housing Australia data shows about 65% of applicants are buying houses and the remainder are units. The top location for recipients of the guarantee was Mackay Harbour in Queensland. In Western Australia, Armadale was the top location, in Victoria it was Craigieburn and in Sydney it was Liverpool.



Foreign Buyers Double

Overseas demand for Australian properties has surpassed pre-pandemic levels with new figures revealing searches have doubled since 2019.

PropTrack’s overseas search report shows there has been a big increase in potential buyers searching from New Zealand and China, including those wanting to rent.

A large proportion of China-based searchers are believed to be students looking to study in Australia.

Searching from potential overseas buyers increased by 11.5% in the past three months and rental searches increased by 7.8%. The largest annual increase in rental searches was from New Zealand, which is up 38%, followed by the UK, which is up 15%. Melbourne was the top destination for overseas property searchers, followed by Sydney and the Gold Coast.

PropTrack economist, Paul Ryan says the increase in overseas interest started in early 2022 when international borders reopened.

“We’d expect more arrivals early next year as, seasonally, that’s the time of the year when we get a lot more student arrivals,” he says.

For Lease



58B Charles Street, Moonah

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

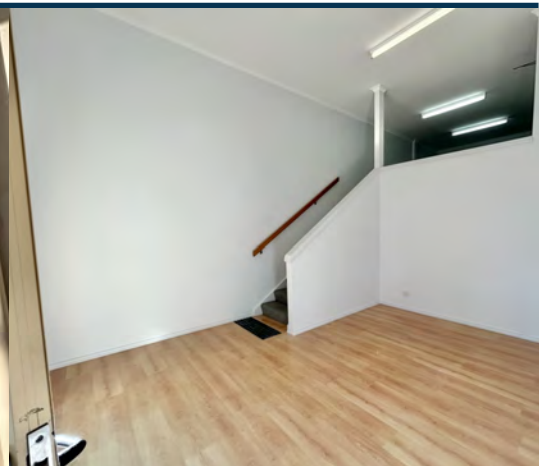
The immediate area is a mixed-use area comprising many retail, industrial, commercial and residential uses. Moonah is approximately 7 kilometres north of the Hobart CBD.

\$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

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](#)



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, with exposure to the Tasman Highway. The tenancy is constructed of concrete tilt panel external walls, metal deck roof and a concrete floor, with a height clearance of over 6 metres.

Contact Agent

ZONE Industrial / Warehouse



[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

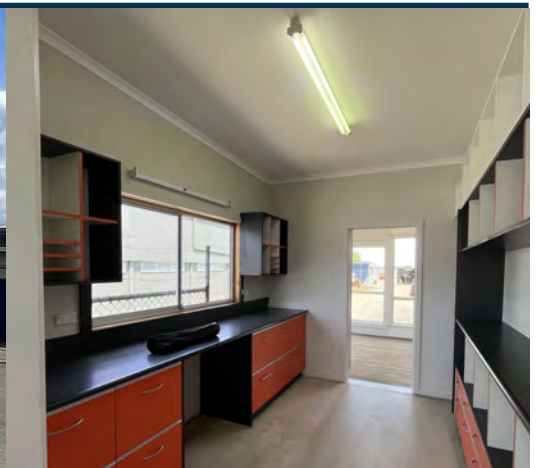
ZONE Office

[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.

\$40,000 pa +GST

ZONE Retail



[See more details](#)