

HOBART TASMANIA

Property Magazine

17 November 2023

FREE

PROPERTY
OF THE WEEK

8 Cranswick Court Lenah Valley PAGE 2



Edwards Windsor

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

Property of the Week



8 Cranswick Court Lenah Valley

Offered for sale in the very quiet and peaceful Cranswick Court, this 3-bedroom family home offers you peace and privacy as well as spectacular views of Kunanyi (Mount Wellington) and all within a 10-15 minute commute of the Hobart CBD.

Enjoy an open plan kitchen and dining space that flows on to the rear deck and into the pleasant backyard. Great sized lounge room and 3 bedrooms, all with built in robes, offers comfort and space for private and family areas. A spacious bathroom containing shower, separate bath and vanity, with a separate toilet and laundry room offering ample storage and convenience.

Outside you will love the fully fenced yard with established garden and lawn spaces giving incredible room to run and play for children and furry friends alike. Take in the warmth and character of the brickwork sourced from the old St Annes building, and incredibly spacious garage and workshop space. A sunny position offering beautiful and unencumbered views of the Mountain all year round.



\$750,000

[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.

\$915,000

4
 2
 2

[See more details](#)



6 Swan Street, North Hobart

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, This room has a lovely functional wood fire place, wooden floors and is a beautiful space to sit and relax with an outlook back onto Swan 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. .



\$1,695,000

3
 3
 2

[See more details](#)

For Sale

7 Hadley Court, Lenah Valley

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.

\$399,000

Land Area: 1,612m²



[See more details](#)

403/1 Sandy Bay Road, Sandy Bay

The Mantra building on One Sandy Bay Road offers an incredible opportunity to astute and savvy investors looking for a linchpin property in the heart of Hobart.

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. The bedroom space offers ample room for double or larger bed separated by partition wall.

\$450,000



[See more details](#)

3/14 Sheoak Court, Kingston

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.

The main bedroom has a walk in robe and a built in robe in the second bedroom. Enjoy the small private fenced rear yard and carport for one car. Close and convenient to local amenities.

\$474,000



[See more details](#)

COMMERCIAL

5/14 Kennedy Drive, Cambridge

Built circa 2012, Unit 5 comprises two levels of office/showroom, equal access bathroom, kitchenette area and clearspan warehouse with approximately 4.7m internal clearance and a 5.6m wide roller door.

Warehouses at number 14 Kennedy Drive are tightly held and do not often become available For Sale.

Offers Over
\$860,000

Total Building Area: 335sqm



[See more details](#)

For Rent

26 Wakeford Avenue, Kingston

This recently renovated 3 Bedroom home is only a short drive from the centre of Kingston where you will find shops, restaurants, health care facilities and schools.

The home features modern kitchen, bathroom and laundry facilities. The kitchen includes a dishwasher, gas stove and double door fridge. The lounge room is effectively heated with a heat pump to keep you cool in summer and nice and cosy in the cooler months. The open plan design ensures plenty of light throughout the home.

\$550/wk



3



2



2

[See more details](#)



8 Whitewater Crescent, Kingston

- Welcoming front entry porch.
- Master Bedroom has floor to ceiling mirrored wardrobes in addition to ensuite bathroom.
- Second and third bedroom are generous in space with built in wardrobes.
- Kitchen comprises breakfast bar, pantry twin sinks, wall oven and gas hot plates.

\$500/wk



3



2



2

[See more details](#)



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



3



2



1

[See more details](#)



26 Hotham Court, Glenorchy

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

Enjoy a third bedroom or study along with a dedicated workshop with storage.

\$500/wk



3



1



2

[See more details](#)



For Rent

2/83 Goulburn Street, Hobart

Kitchen: A generously proportioned kitchen with plenty of space for all your culinary needs.

Bathroom: Enjoy the luxury of a newly renovated bathroom with a brand new vanity and fixtures, offering both functionality and style.

Parking: Benefit from off-street parking on Goulburn Street for one car, ensuring convenience and peace of mind.



\$450/wk

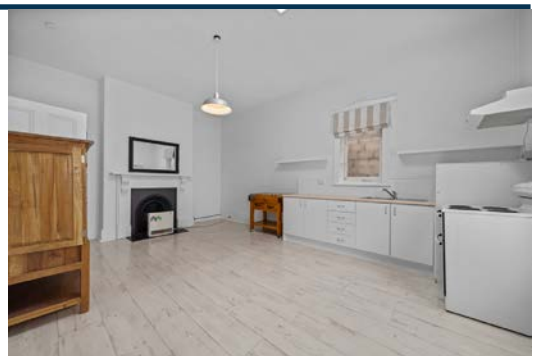


[See more details](#)

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.



\$465/wk



[See more details](#)

5/9 Longpoint Road, Sandy Bay

Set out over two levels; on the lower level you will find, three bedrooms all with 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.

There are two allocated off street parking spaces, the garage is not included. Suitable pets will be considered at this property.



\$650/wk



[See more details](#)

6 Blair Street, Lutana

Three Spacious Bedrooms: Perfect for families or those seeking extra space.

Freshly Updated: Recently recarpeted and repainted, presenting a clean and inviting living space.

Comfortable Living: Equipped with a heat pump, ensuring a cozy atmosphere in all seasons.



\$480/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 11 November 2023



Housing Crisis Yet To Peak

Australia's housing crisis is nowhere near its peak, according to RMIT which predicts it will continue well into 2025.

Senior lecturer in the School of Property, Construction and Project Management, Dr Peng Yew Wong, says the lack of supply will not be resolved in the short term which means the housing crisis will continue to affect all Australians.

Wong says the market is doing something it has not done since the 2008 Global Financial Crisis, and that is prices will continue to grow, despite high costs of living and high mortgage repayments.

With predictions Australian house prices will hit a new record high in the final quarter of 2023, it will become more expensive for home buyers.

"This will present a difficult conundrum for homebuyers, and especially prospective first homebuyers," he says.

Wong predicts Australia will be short 106,300 new homes over the next five years and as a result, house prices will continue to go from strength to strength.



Retiree Reverse Mortgage Boom

Retirees are jumping at the chance to use their home equity to enjoy a better quality of retirement with a 60% increase in participants in the government's reverse mortgage scheme.

In June 2022 there were 6041 participants in the Home Equity Access Scheme compared to 9750 participants in June 2023.

The total value of the money drawn under the scheme by participants was \$240 million in June 2023. The Scheme allows pensioners to receive an income stream or lump sum payment, with their home or investment property as collateral.

A ceiling is put on the amount which is able to be drawn, taking into account the value of the house. When the house is sold, the loan is repaid from the proceeds. Participants can receive up to 150% of the maximum age pension, minus any age pension received.

About 75% of participants to date were on a full-age pension, a fifth are on a part-age pension and the remainder are self-funded retirees.



Student Bed Shortage

Student accommodation rents are tipped to continue to rise on the back of a shortage of rooms.

Oxford Economics Australia says more than 9000 student accommodation beds are expected to be delivered by 2028, but that still will not be enough to meet demand, as more international students return to Australia.

Student accommodation advertised asking rents have gone up by 27% since 2020. The report says the market will remain very tight in the near term, especially given extended waiting lists. This year, only about 1900 new beds were delivered.

"Construction costs have rebased significantly higher out of the pandemic, compounded by increased borrowing costs," the report says.

"This is challenging project feasibilities. Although the surge in rental revenue and increased institutional backing will provide support, some projects are likely to fall over at the early planning stage."

To help meet demand, Australian Unity, MaxCap Group and UniLodge plan to develop a \$1 billion portfolio of student accommodation facilities.

For Lease



58B Charles Street, Moonah

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

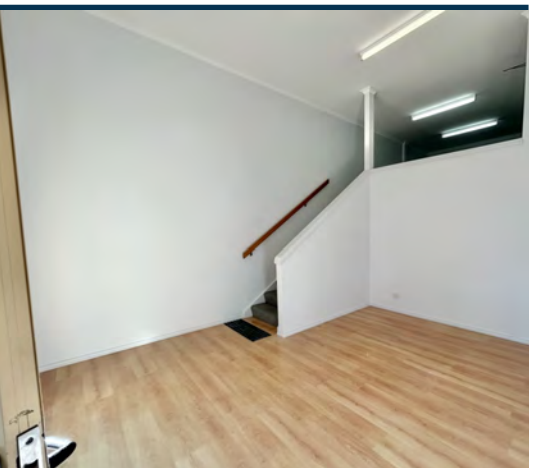
The immediate area is a mixed-use area comprising many retail, industrial, commercial and residential uses. Moonah is approximately 7 kilometres north of the Hobart CBD.

\$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](#)



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

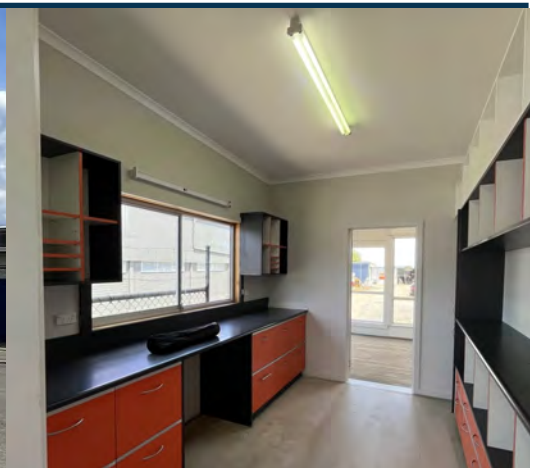
ZONE Office

[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](#)