

HOBART TASMANIA

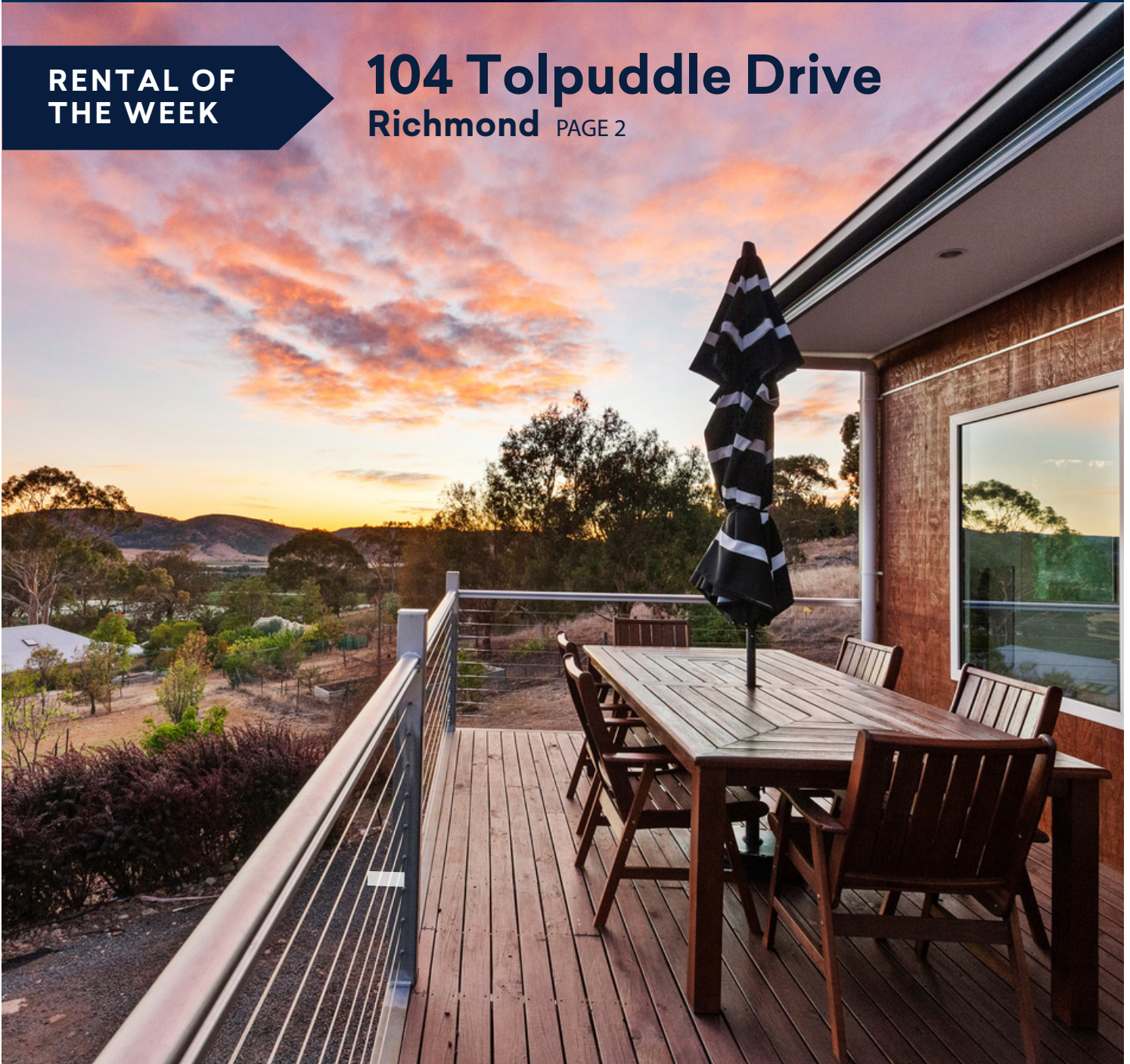
Property Magazine

24 November 2023

FREE

RENTAL OF
THE WEEK

104 Tolpuddle Drive Richmond PAGE 2



Edwards Windsor

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

Property of the Week



104 Tolpuddle Drive Richmond

Situated in the serene wine belt of the fabulous Coal River Valley and a short five-minute drive to the renown historic village of Richmond you will discover this wonderfully comfortable, substantial and scenic home.

Split into a three-bedroom home upstairs with a self-contained unit below it makes an ideal situation for a growing family.

Master bedroom with walk in wardrobe, ensuite bathroom and deck access the two other bedrooms both feature built in wardrobes.

Enjoy a modern kitchen with quality appliances, breakfast bar, pantry, twin sinks and plenty of cupboards with entertaining deck runs the length of the property.

Unit below includes a kitchenette with storage provisions, bathroom comprises separate shower, bath, vanity, mirror and toilet. Enjoy a large living and dining room.

The property is fully fenced and gated and features sweeping views along with plenty of local wildlife to observe.



\$780/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



8 Cranswick Court, Lenah Valley

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.



\$750,000

 **3**
 **1**
 **5**

[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. .



\$1,625,000

 **3**
 **3**
 **2**

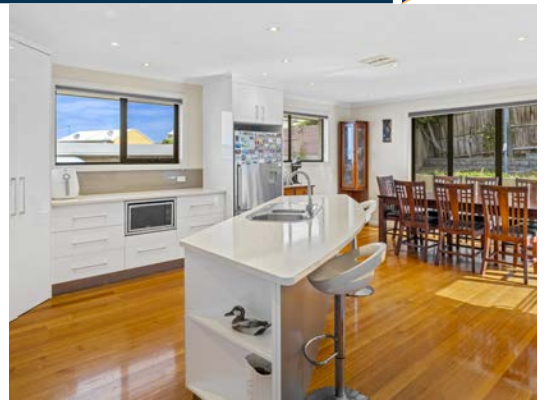
[See more details](#)

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.

\$915,000



[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](#)

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.

\$499,950



[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](#)

For Rent



129 Channel Highway, Kingston

This property offers the perfect blend of comfort, with being freshly painted and the convenience of modern appliances, this property offers all the essentials for comfortable living.

Outside you will find a double garage, a big backyard with ample space and 2 smaller sheds for storage, an entertainment area which is all fully fenced.



\$550/wk



[See more details](#)



1/78 Cascade Road, South Hobart

Located in the desirable South Hobart, just a short distance to the Hobart CBD, this three bedroom Strata Titled property provides the ideal rental! This home has – Three bedrooms, one bathroom – Two off street car parks including a single lock-up garage for car/extra storage – Light filled and open plan kitchen/living/dining – Appealing timber floor boards and ornate ceilings in living areas – Heat Pump – Rear courtyard/outdoor entertaining area – Two sunrooms – Separate Laundry area.



\$610/wk



[See more details](#)

For Rent



152a Melville Street, Hobart

This spacious one bedroom apartment is on the top level of a two storey terrace and has gorgeous period features.

The benefits of this property include:

- Great undercover balcony
- Open plan kitchen and dining
- Separate, substantial lounge room



\$495/wk



[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



[See more details](#)

For Rent

10/8-10 De Witt Street, Battery Point

Step into a world crafted by the hands of architectural brilliance. Every corner of this studio embodies thoughtful design, harmonising form and function. Designed by a Tasmanian award winning architect, located in prime Battery Point location which defines convenience and luxury, this studio offers unparalleled access to the heartbeat of the city.

Located on the first floor of a very secure complex and being fully furnished, it is move in ready.



\$550/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](#)

5a Norfolk Crescent, Sandy Bay

The two bedroom unit is situated on the lower level of the property accessed by a number of stairs and sits under the main house. It has a private deck and small courtyard.

There is a large open plan kitchen/living dining area with large windows for lots of light. Functional kitchen and bathroom and good sized bedrooms.

There is no off street parking



\$390/wk



[See more details](#)

79 View Street, Sandy Bay

This renovated 3-bedroom residence offers the perfect blend of modern comfort and classic charm. With a large rear yard providing ample space for outdoor activities, this home is an ideal sanctuary for families and professionals alike.

Enjoy an open plan kitchen/dining/living, second large living area and three well-appointed bedrooms all with built in robes



\$675/wk



[See more details](#)

For Rent

9 Sonnat Drive, Kingston

This well presented family home has a lot to offer, features include;

- Four bedrooms (three with built-in robes)
- Kitchen/dining area with heat pump
- Separate lounge room with sliding door access to deck and fully fenced, backyard

Unfortunately, pets will not be considered at this property.

\$550/wk



4



1



2

[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



2



1



1

[See more details](#)



22/8 Wynyard Street, South Hobart

The property offers a delightful leafy green view overlooking the ever popular "Hobart Rivulet Walk" whilst the South Hobart shopping strip is but a minutes' stroll away.

Kitchen is highly modern with breakfast bar, large pantry, quality appliances, specialty lighting with plenty of cupboards and bench space for the home chef.

\$800/wk



3



2



2

[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



3



1



3

[See more details](#)



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this Christmas?

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Article

The Week In Real Estate

Extract from Issue released 18 November 2023



Share Houses On The Rise

The number of Australians living in share houses is on the rise.

Analysis from Flatmates.com.au shows demand for shared accommodation is starting to pick up pace with hundreds of people in some locations looking for a spare room.

Flatmates.com.au has recorded an 11.2% increase in members joining the platform in the past month. It has also noticed an increase in property owners, who are facing higher mortgage costs through interest rate rises, offering to rent out spare rooms.

New property listings on the site have gone up by 9.7% in the past month and 38% in the past 12 months. Flatmates.com.au, Community Manager, Claudia Conley, says half of their listings are from homeowners and the majority of them will be "live-in landlords".

"Despite this growing trend, more property listings are still needed across the country to keep up with the growing demand for share accommodation," she says.

Research released by Finder shows 42% of tenants struggled to pay their rent in October.



Vacancy Rates Tumble Again

The national vacancy rate continues to tumble, hitting a record low for the second consecutive month.

It fell to 0.8% in October according to Domain's latest Vacancy Rate report. The report says between 40,000 to 70,000 rentals are needed to achieve a balanced vacancy rate of between 2% and 3%.

Domain chief of research and economics, Dr Nicola Powell, says dwindling rental stock has visibly suffered because of a lack of investor activity, ongoing development undersupply and higher construction costs.

Powell says vacancy rates were low in capital cities and regional centres. Adelaide and Perth have the lowest vacancy rate of just 0.3%, while Canberra's is the highest at just 1.6%.

"(In Perth and Adelaide) Rental supply is at an all-time low, emphasising the need for a significant boost in supply to see a change in these tight conditions," Powell says.

She says investors need to be encouraged into the market to ease the shortage of rental properties.



Clearance Rates Drop

The national auction clearance rate dropped last week, hitting its second-lowest level since Easter.

CoreLogic figures show only 63.8% of homes sold under the hammer.

For much of the year, the clearance rate has sat above 70%.

Some of the drop can be explained by a reduction in properties being offered for auction in Melbourne, which is Australia's biggest auction market, as a result of the Melbourne Cup festivities and public holiday.

There were 2,023 homes taken to auction across the combined capital cities last week, down from 3,381 the previous week which was the busiest auction week in more than 18 months.

CoreLogic predicts the number of properties being offered for auction this week will increase by almost 40% with about 2690 homes set to go under the hammer, making it the second busiest auction week of the year.

There are 1,218 homes scheduled for auction in Melbourne, up 160.3% on last week's very low 468 properties.

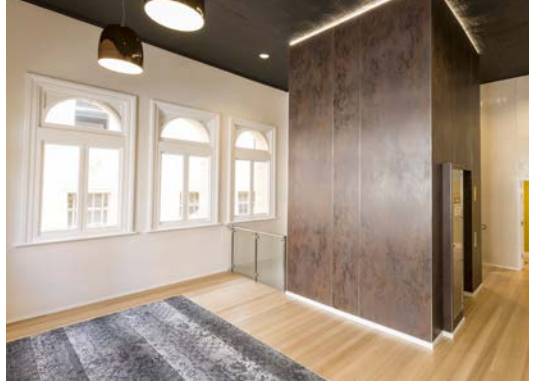
For Lease



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

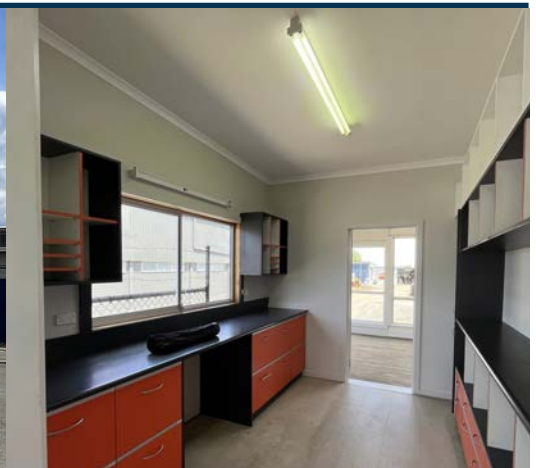
ZONE Office

[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



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.

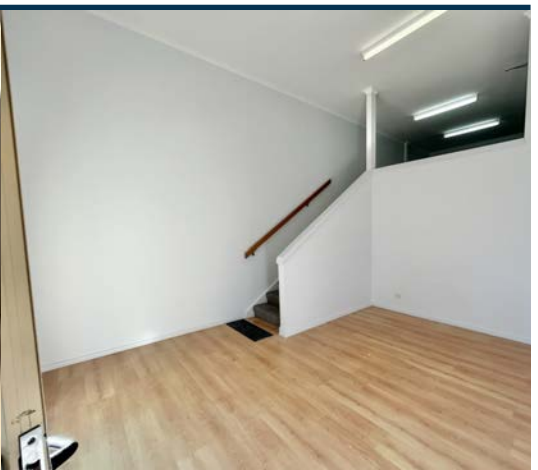
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$19,500 pa + Outgoings
+GST



ZONE Office

[See more details](#)



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](#)