

HOBART TASMANIA

Property Magazine

3 November 2023

FREE

PROPERTY
OF THE WEEK

7 Dorothy Court West Moonah PAGE 2



Edwards Windsor

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

Property of the Week



7 Dorothy Court West Moonah

Located in a quiet cul-de-sac at the top of West Moonah, this beautifully presented residence is just waiting for you to make your own. The property boasts sensational views of Hobart the River Derwent and beyond. This fantastic property really has it all, from separate living downstairs with a kitchenette and bathroom to a beautifully appointed lounge upstairs with a balcony adjoining to enjoy the view. The open kitchen and dining area are generously sized and perfect for entertaining inside or if the weather is nice the terraced garden is waiting.

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.

This property has been exceptionally well maintained and should be seen in person to fully encapsulate what's on offer here.



\$949,000



[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



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.

Don't miss out on the opportunity to see this fantastic unit in person!



\$624,000 3 1 2

[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 1 1 0

[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](#)

12 Crystal Downs Drive, Blackmans Bay

Three double sized bedrooms all with built in robes, the main bedroom also containing ensuite offer the perfect template for established or growing family. Spacious kitchen and dining flow into sun room and lounge lending to a multitude of uses for the space and areas for all to enjoy. Storage abounds within the kitchen, hallway, laundry and storage room as well underneath the home with workshop space.

\$680,000



[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



3



2



1

[See more details](#)



18/413-415 Elizabeth Street, North Hobart

This top floor unit is conveniently located in North Hobart, within a short stroll of the bustling restaurant and café precinct. Supermarkets, chemist and post office all a very close distance away.

Although compact in size the functional layout will ensure it perfect for a single person or professional couple seeking simple inner city living and a low maintenance lifestyle.

\$335/wk



1

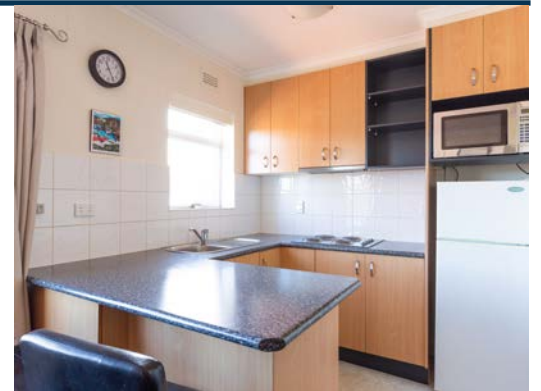


1



1

[See more details](#)



128 Berriedale Road, Berriedale

Spacious Living: This beautifully maintained home offers a spacious open-plan living and dining area, perfect for family gatherings.

Modern Kitchen: The kitchen is equipped with modern appliances & ample storage space.

Two Bedrooms: Two generously sized bedrooms, all with built-in wardrobes.

\$480/wk



2



1



2

[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



3



2



1

[See more details](#)



For Rent

3/51 Mount Stuart Road, Mount Stuart

The unit comprises of two levels – upon entering downstairs there are two bedrooms, the main with built in robes and access to the small rear courtyard area and the second bedroom with built in cupboards and the study/laundry area.

Upstairs you will find the modern kitchen with under bench oven, hotplates and large corner pantry and access to the rear balcony, renovated bathroom (with walk in shower, and the separate lounge room which has access to a small front balcony. There is allocated off street parking for one (1) vehicle.

\$465/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.

\$675/wk



[See more details](#)



1/63 Colville Street, Battery Point

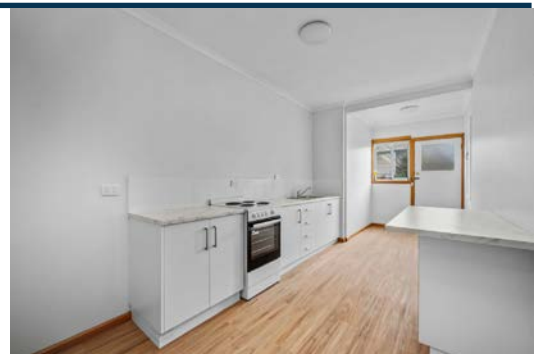
Some key features and benefits:

- 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 28 October 2023



Listings Down Prices Up

The number of new listings hitting the market has slowed, despite increased buyer demand and rising prices.

Analysis by Domain says as a result many locations are experiencing strong price growth. It says for the month of September, the number of new listings across combined capital cities was down 12.3%, and it is down 0.7% on the same time last year.

Ray White chief economist Nerida Conisbee says while there was a slight increase in listings from June to August, new listings have slowed since then.

"It's a bit problematic because there's a lot more buyers out there but at the same time, we generally expect more sellers this time around but we're not seeing that continuing to occur as we move into late spring," she says.

Conisbee believes the low listings will continue through to the end of the year.

She says realistically, if someone wants to sell before Christmas, they're going to need to do that within the next two weeks.



Price Boom Looms

Hundreds of suburbs are tipped for further property price booms.

Prices are up 4.3% so far this year, with some individual suburbs achieving much higher levels of growth, according to PropTrack data. It reveals double-digit price growth in almost 500 suburbs already this year. PropTrack senior economist Eleanor Creagh says the subdued listings environment and stronger demand, underpinned by high migration, are pushing prices up. She says rising prices mean affordable areas are highly sought after, which in turn is increasing prices in those locations. The analysis found most of Australia's top 10 suburbs by price growth for both units and houses, have a median value of less than \$500,000.

"As interest rates are higher, people's borrowing power has dropped, shrinking some buyers' budgets, meaning regions that remain comparatively affordable are in demand," Creagh says.

Riverview, east of Ipswich in Queensland, had the highest median value increase of 24% this year, although its median house price remains at about \$446,000.



Properties Selling Faster

Properties are selling at a faster rate than they were just 12 months ago.

CoreLogic's latest days-on-market figures, show in September the average days on market nationally was 30 days, compared with 36 days in January 2023.

CoreLogic Head of research, Eliza Owen, says the market is in recovery mode and a sense of urgency has returned.

Owen expects market conditions to remain fairly stable until the end of the year.

She says some capital cities have even shorter days on market with Perth the lowest at 13 days, coming down from 19 days in January.

In Brisbane it takes on average 22 days to sell, Melbourne, 28 days and Sydney, 29 days.

Properties in Adelaide are selling within 30 days on average having been at 37 days at the beginning of the year.

Darwin, Hobart and the ACT have lifted the national average with it taking 59 days, 44 days and 42 days, respectively to sell.

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](#)

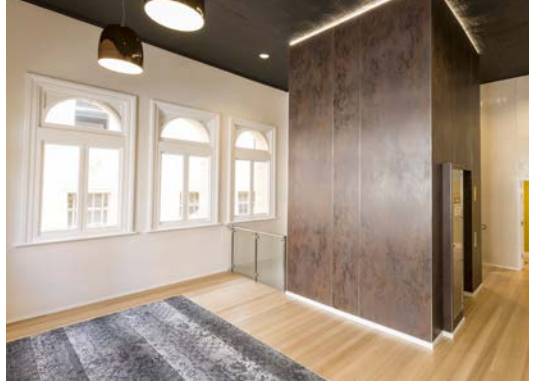
For Lease



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

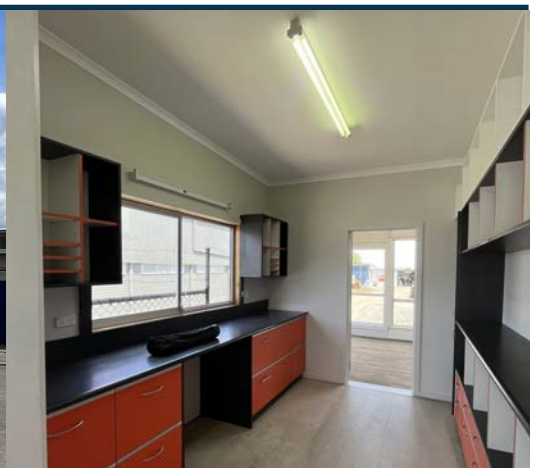
ZONE Office

[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.

Contact Agent

ZONE Retail



[See more details](#)