

HOBART TASMANIA

Property Magazine

1 December 2023

FREE

RENTAL OF
THE WEEK

12 St Georges Terrace Battery Point

PAGE 2



Edwards Windsor

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

Property of the Week



12 St Georges Terrace Battery Point

Gorgeous six-bedroom Victorian period home set over three levels with superb window furnishings and light fittings whilst offering delightful views of Sandy Bay Marina.

The property boasts a highly flexible floorplan depending on your needs, with a number of living spaces to enjoy both inside and out.

Lounge room with original period features with heat pump and wood heater for winter ambience.

Modern kitchen naturally lit courtesy of strategic skylight includes quality oven with 5 burner gas hot plates, dishwasher, twin sink, pantry, and plenty of cupboards.

Easy care, gated and fully fenced yard area with separate deck and courtyard with no lawns to mow...just a garden to enjoy.

Off street parking for one vehicle.

Available furnished or unfurnished and we are happy to consider pets.

\$1,100/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



6/7-9 Burgan Circle Chigwell

Built in 1958 and one of only six townhouses in a tight-knit block, this property is certainly the pick of the lot.

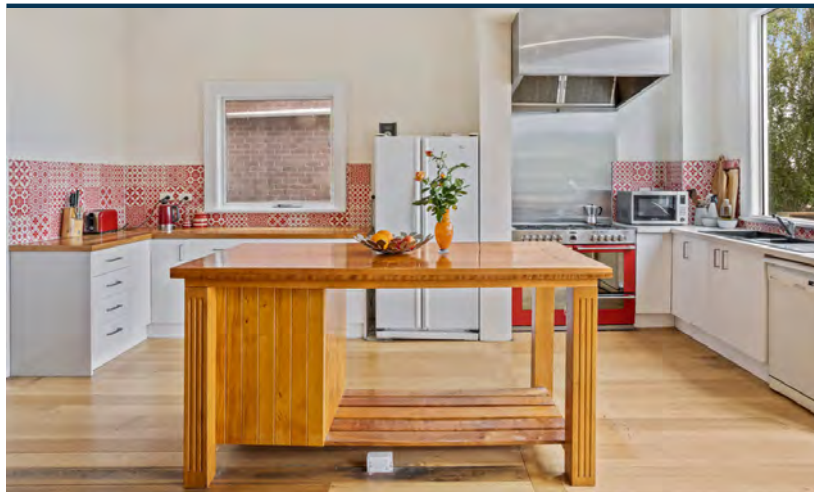
All of the hard work has already been done for you with new plumbing, electrical wiring, resurfaced kitchen, new upstairs bathroom, new carpets/curtains and recently painted, all you need to do is move in and make this large townhouse a home with your personal touches.



Offers Over
\$450,000



[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



[See more details](#)

For Sale



32 Ferntree Road, Eaglehawk Neck

Built circa 1992 and having enjoyed updates since this large 4 bedroom property offers the ideal home for those who wish to avoid the hustle and bustle or escape to the scenic lifestyle on offer in the Tasman Peninsula.

Enjoy a single story, level dwelling that includes an open plan kitchen and dining, spacious lounge and an office/study area with separate laundry. 4 great sized bedrooms all with built in robes and a large bathroom.



\$625,000 4 1 5

[See more details](#)



2A Pioneer Avenue, New Norfolk

Boasting an established kitchen area in both the top and ground floors that could allow the property to be used as two flats (STCA) whilst the area of land at the rear of the property provides space and potential for a third dwelling to be built (STCA). The house currently has access from the street front of Pioneer Avenue, as well as a right of way access to the ground level and rear yard from Hill Street.



\$700,000 4 2 5

[See more details](#)

For Sale



7 Hadley Court, Lenah Valley

Offered for sale is a sizable block, privately located in cul-de-sac of Hadley Court in the lovely suburb of Lenah Valley. With sweeping views of the hillside and trees, this property is perfectly located for peaceful living whilst remaining a stones throw from the bustling CBD.

Purchase for yourself with aim of building your dream home with ample room for house, yard and privacy or take advantage of the existing permit for two generous sized Villas.



\$399,000 Land Area **1,612m²**

[See more details](#)



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 2 1 1

[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



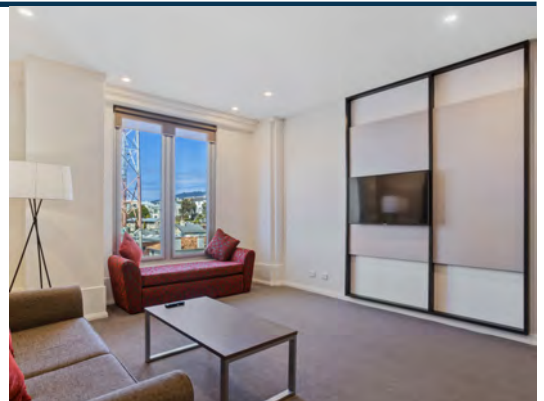
[See more details](#)

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](#)

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



[See more details](#)

For Rent



104 Tolpuddle Drive, Richmond

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

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

We are happy to consider appropriate pets.

Raised planter beds for use.

Two huge water tanks.



\$780/wk 3 4 8

[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 South Hobart – Only a short distance to the Hobart CBD – Close to shops, quality cafes/restaurants, schools and open spaces.



\$580/wk 3 1 2

[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.



\$590/wk



[See more details](#)

5/10 Ellerslie Road, Battery Point

- Master bedroom with floor to ceiling built in wardrobes and ensuite bathroom with shower, vanity and toilet.
- Large second bedroom with twin built in wardrobes.
- Possible third bedroom or ideally a dedicated home office/study with shelving and built in desk.
- Sizable kitchen with twin sinks, pantry, dishwasher along with plenty of bench and cupboard space.



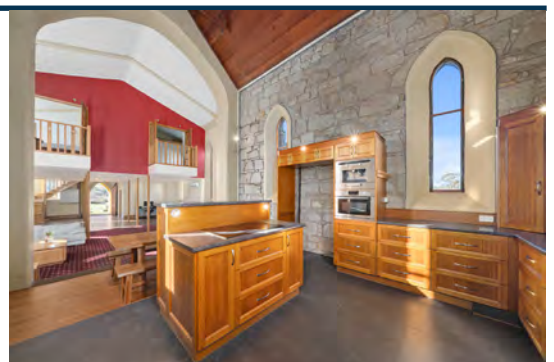
\$725/wk



[See more details](#)

2 Grahams Creek Road, Broadmarsh

Offering peace, privacy and tranquillity, St Augustine's' is a beautifully renovated circa 1840s sandstone church, providing contemporary and modern comforts with blend seamlessly with the original features. Upon entering the church you'll feel invited by the light-filled open plan living area that leads to a modern kitchen featuring original leadlight windows, from the kitchen you can walk outside onto the patio deck, which features a built in gazebo and firepit.



\$550/wk



[See more details](#)

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this Christmas?

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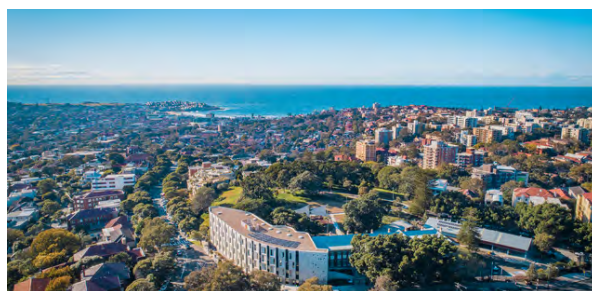
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Article

The Week In Real Estate

Extract from Issue released 25 November 2023



How Our Luxury Markets Compare

Australia's luxury property market values are continuing to rise according to the latest Knight Frank Prime Global Cities Index.

The report tracks the movement of 46 luxury residential markets worldwide and reveals that in Australia, Sydney's luxury property prices rose by 4.2% in the past 12 months, while the Gold Coast rose by 3.9% and Perth by 3.8%.

Sydney was ranked eighth in the world for growth in the past 12 months, followed by the Gold Coast (11), Perth (12), Brisbane (15) and Melbourne (26).

Manila had the highest growth in the world coming in at the top spot with an increase of 21.2% in the past 12 months.

The report says that Australian markets all managed to deliver positive annual growth which was buoyed by strong demand and low supply, although drops in values in the top end of the Perth and Melbourne markets in the past quarter meant those markets had limited growth in the current cycle.

Where Prices Could Boom in 2024

Houses prices could boom in some capital cities in 2024, if population growth does not slow down, according to the 2024 SQM Research Boom and Bust report.

SQM managing director Louis Christopher's "base case" forecast is for average capital city prices to change between -1% to +3% in 2024.

"The cities of Perth and Brisbane are the only cities expected to record price rises with each respective market driven by a tailwind of a recovering Chinese economy which is anticipated to see strong demand for base commodities such as iron ore," Christopher says.

He predicts Brisbane house prices will rise by 4% to 8% in a base case scenario, but if population growth does not slow and inflation blows out again it could be between 7% and 11%. Perth is tipped to rise between 5% and 9%, Adelaide and Darwin will remain steady, Sydney will drop by up to 4%, Melbourne to fall by up to 3% and Canberra will fall between 4% to 8%.



Regional House Prices Still Rising

While the price growth in regional Australia's property markets slowed earlier this year, new analysis shows it is starting to catch up again.

Prices across the combined capital cities increased by 5.95% since December 2022, while at the same time, the combined regional centres increased by 2.43%. PropTrack senior economist, Eleanor Creagh, says price growth had slowed in regional areas because of an increase in listings. Stock on market increased and demand eased, which led to price growth slowing.

The number of properties listed for sale had normalised now in parts of regional NSW, Victoria, Tasmania and the Northern Territory, according to Creagh.

It remains tight in regional Queensland, South Australia and Western Australia.

Total listings in regional NSW increased by 4.4% in September to reach the highest level in three years, and listings in regional Victoria and Tasmania were 37.6% and 30.7% year-on-year respectively.

Despite this, the pace of price growth in regional markets increased in October by 0.32%.

For Lease



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.

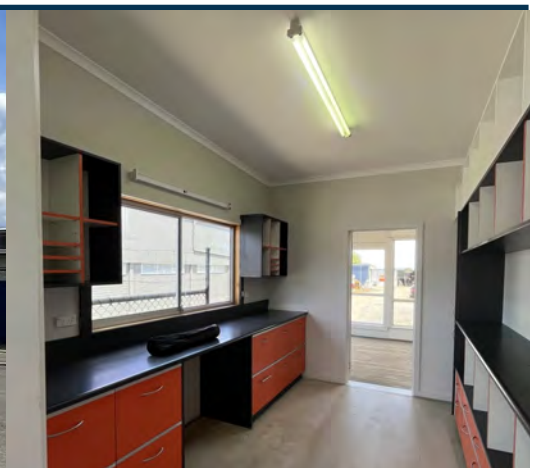
Warehouses at number 14 Kennedy Drive are tightly held and do not often become available For Sale.

Under Offer



ZONE Industrial / Warehouse

[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 m² 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.

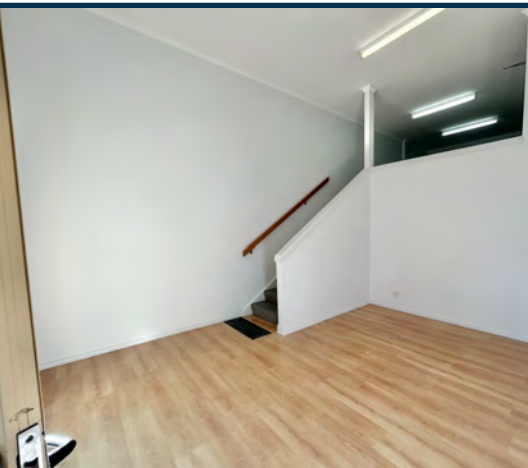
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$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](#)