

HOBERT TASMANIA

Property Magazine

15 December 2023

FREE

PROPERTY
OF THE WEEK

34 Trevassa Crescent Tranmere PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



34 Trevassa Crescent Tranmere

Located in a quiet cul-de-sac, privacy and security are in abundance with a gated driveway and fully fenced yard and boundary. Upon entry through the front door you are greeted with panoramic water views from Taroona to Bellerive Bluff with Kunanyi holding centre fold from the lounge area. An open plan kitchen, dining and lounge area soaked in sun and complete with modern benchtops, fittings and Smeg appliances it is the perfect space to suit the entertainers, home chefs and those not fond of cooking all the same. For those who love relaxing and winding down a top of the line hydrotherapy spa, currently placed inside but sized perfectly to fit on the outdoor deck.

Three large bedrooms, two of which contain built-in robes and the third with a walk-in wardrobe and ensuite, all three having water views and access to the rear decks. Both bathrooms are modern with ensuite containing shower, bath, toilet and double sink and vanity and the main bathroom containing bath, shower, toilet and double sink and vanity.



[See more details](#)

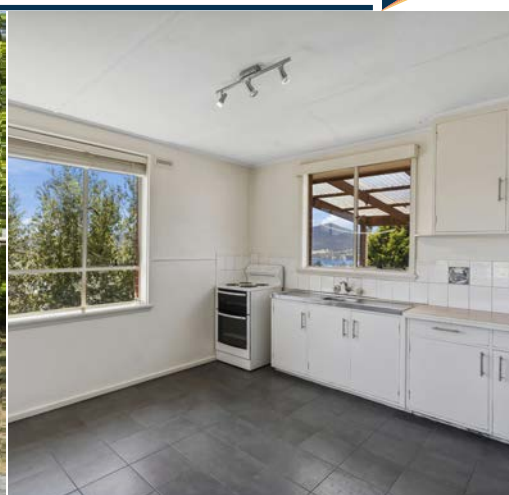
\$1,799,000



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



37 Centenary Crescent, Claremont

Built Circa 1965 this property offers 3 bedrooms, the largest of which contains a built-in robe, open kitchen, dining and lounge area; as well as an updated bathroom with shower, vanity and storage and a separate toilet. Gorgeous timber flooring flows throughout the house and in great condition, with an undercover timber deck situated at the rear giving expansive views of the River Derwent from the Bowen Bridge to Cadbury's.



\$499,950



[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



[See more details](#)

For Sale



3/70 Auburn Road, Kingston Beach

Enjoy an open plan kitchen, dining and lounge area with access to outdoor entertaining deck and brilliant views of Kunanyi. The property offers ample warmth and soul with wood heater and heatpump (doubling of course as air conditioner for cooling!), large main bedroom with walk in robe, ensuite including toilet, shower and vanity and access to the deck. Down the hall are two double sized bedrooms one with a built in, bathroom complete with bath, shower and vanity with separate toilet.



\$685,000



3

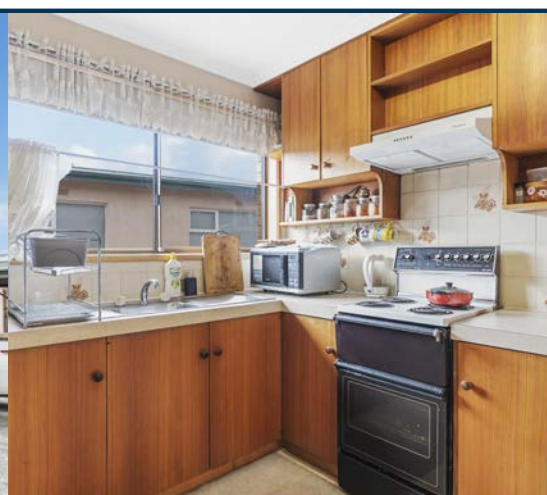


2



2

[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



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.

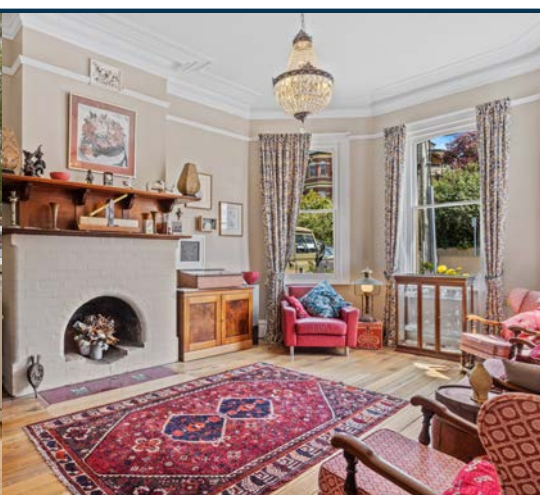
All of the hard work has already been done for you with new plumbing, electrical wiring, resurfaced kitchen, new upstairs bathroom, new carpets/curtains and recently painted, all you need to do is move in and make this large townhouse a home with your personal touches.



Offers Over
\$425,000



[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. .



\$1,595,000



[See more details](#)

For Sale

32 Ferntree Road, Eaglehawk Neck

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 including spa bath, separate shower, vanity and storage.

Outside you will find ample fruit trees and fenced paddock offering opportunity for furry friends of different types and sizes and a dam to keep things green!

\$625,000



[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](#)



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](#)



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. Located opposite St Davids Park the apartment offers ease of access to Hobart Waterfront, Salamanca, Hobart CBD and Hobart City bus depot allowing for quick access to any and all regions of Greater Hobart. A location that is considered ideal for tourists, interstate travellers and business people.

\$450,000



[See more details](#)



For Rent

8 Barton Court, Bridgewater

Welcome to this recently painted, charming 3-bedroom rental property that combines comfort and convenience. Close to schools, shopping centres and access to public transport, this property is not to be missed.

Features including:

1 Master Bedroom + 2 Smaller Bedrooms

Bathroom with separate shower and bath

Pets will be considered for this property.

\$450/wk



[See more details](#)



3/5 Basque Place, Rosetta

This immaculate 3 bedroom home is located in a quite cul-de-sac in the northern suburbs capturing stunning views of the River Derwent.

Some key benefits and features:

- Huge open plan living and kitchen
- 3 separate bathrooms and 3 toilets

\$600/wk



[See more details](#)



13 McGough Street, Glenorchy

Properties of this size and layout do not become available very often. The home has been updated with quality fittings, including brand new carpet throughout.

With a modern kitchen with loads of cupboard space, stainless steel oven, ceramic hotplates, dishwasher and double door fridge then leading through to the tiled family dining area.

\$650/wk



[See more details](#)



84 Gepp Parade, Derwent Park

Home offers new carpets in bedrooms, hallway and living room with new hard flooring in kitchen and wet areas. The bathroom has a new shower bay, mirror and vanity whilst the kitchen has a new rangehood. New blinds on windows complete the recent transformation.

We are happy to consider appropriate pets.

\$580/wk



[See more details](#)



For Rent

8 Norfolk Drive, Howrah

This modern, well presented three bedroom home comprises of a superbly designed kitchen with dishwasher, under bench oven, ceramic hotplates, plenty of cupboard and drawer space and a breakfast bar, adjoining the spacious dining room area with sliding door access to the rear garden. In this section of the home there are two double bedrooms, both with built in wardrobes, the main bathroom with separate bath and shower, separate laundry and a powder room.

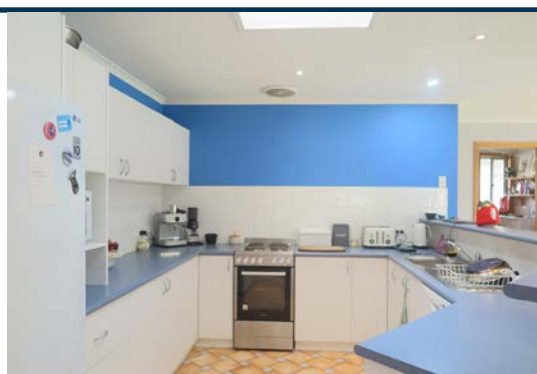

\$520/wk

[See more details](#)

9 Sonnat Drive, Kingston

This well presented family home has a lot to offer. Located in a quiet location and conveniently located only a short drive from all the services Kingston has to offer, this is the ideal home for a young family or couple who need a work from home space.

Suitable pets will be considered upon application.


\$500/wk

[See more details](#)

22/8 Wynyard Street, South Hobart

"Tanners Row" has quickly established itself as a highly desirable address, largely due to the high building quality, proximity to local conveniences and a wonderful living functionality from the residence itself.

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.


\$750/wk

[See more details](#)

51 Spring Street, Claremont

Features & Benefits: Fabulous modern kitchen that offers plenty for the home chef. Casual dining room adjacent to kitchen the lounge room with heat pump and a cosy wood heater. Large main bedroom with wall to wall built in wardrobes. Two additional bedrooms also complete with built in cupboards. Garden shed. Fully fenced.

Pets will be considered for this property.


\$500/wk

[See more details](#)

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Article

The Week In Real Estate

Extract from Issue released 9 December 2023



Should Rates Go Higher?

Former Reserve Bank of Australia governor, Philip Lowe, is worried central banks may not have increased interest rates high enough to control inflation.

Lowe who ended his tenure as RBA Governor in September 2023, also warned that the government with cost of living pressures, will only drive inflation further.

"I hope that most central banks have done enough, but I'm worried that they haven't, and it's doubly important that we pass this first inflation test," Lowe says.

Lowe told a central banking conference in Hong Kong that strong jobs markets and weak productivity growth meant wages were growing at rates that would not help bring inflation rates down to target.

He is worried about the effect of countries trying to help with cost of living pressures by giving money to taxpayers including Australia which has offered \$23 billion in cost-of-living assistance payments. "That tends to lead to inflation as well," he says.



Where First Home Buyers Are Buying

New data shows where first home buyers are buying homes.

Housing Australia's annual Home Guarantee Scheme Trends and Insights Report FY2023 shows in New South Wales, most first-time buyers purchased in Sydney's southwest. The 2170 postcode, which includes Liverpool, Casula and Warwick Farm had 166 buyers through the scheme.

In Melbourne, the 3064 postcode which includes Craigieburn, Donnybrook and Mickleham (177) in the outer north was most popular with buyers. Mackay (286) in regional Queensland had the most purchasers in that state and in all of Australia. South Australia's Smithfield had 55 sales, while Armadale in Perth had, 219. In Tasmania Devonport and Burnie both had 35 buyers each. In the Northern Territory, Zuccoli (80), had the highest number of buyers and in the ACT, Weston Creek (67) was most popular.

PropTrack senior economist Angus Moore says first-home buyers are particularly constrained by financing conditions.

"The data shows us that they're mostly buying in these outer suburban, more affordable areas," he says.



Building Approvals Still Low

Building approvals enjoyed a slight increase during the month of October, but still remain too low according to the Housing Industry Association.

HIA Senior Economist, Tom Devitt, says ABS figures show in the past quarter approvals are down by 11.2% compared to the same quarter last year. Devitt says the building pipeline is shrinking and in 2024 home builders will be starting construction on fewer new houses than at any other time in the past decade.

"We have known this was coming for over a year. Leading indicators like new home sales, housing finance, building approvals and consumer confidence have been depressed all year," he says.

He predicts interest rate increases will suppress home building and spending across the broader economy next year but by more than is needed to get inflation to the RBA's 2% to 3% target.

Compared with the same quarter last year, NSW approvals are down by -18%, Victoria -11.3%, Queensland -9%, South Australia -8.4% and Western Australia -0.6%.

For Lease



9 Elizabeth Street, Hobart

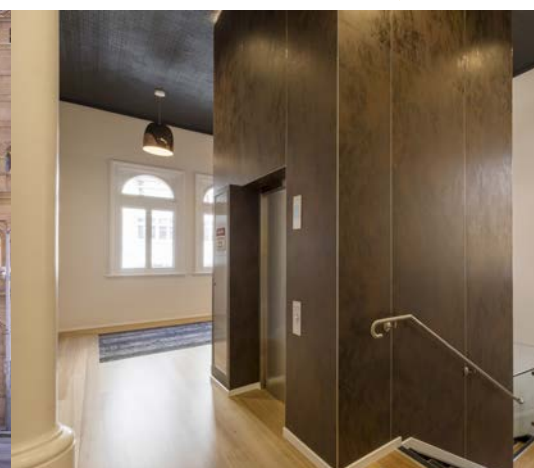
The landmark Hobart GPO, located in the heart of the Hobart CBD.

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

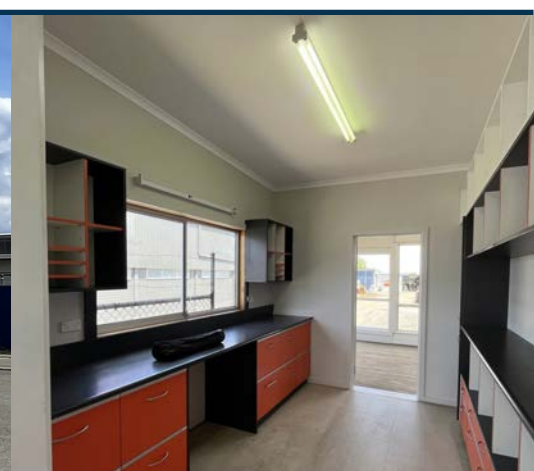
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

\$28,000 pa +gross
+GST



105

ZONE Industrial / Warehouse



[See more details](#)

For Lease



24 High Street, New Norfolk

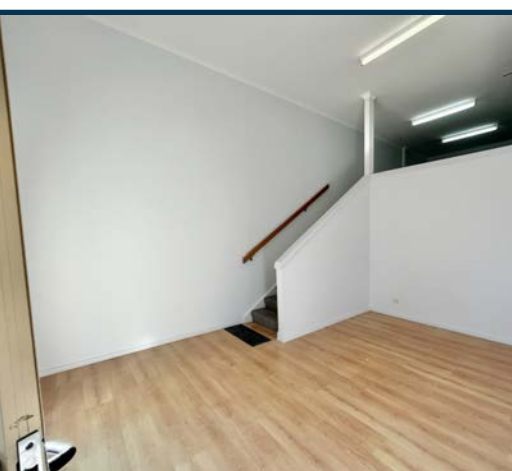
Previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

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

ZONE Office



[See more details](#)