

HOBART TASMANIA

Property Magazine

22 December 2023

FREE

PROPERTY
OF THE WEEK

130 Fairy Glen Road
Collinsvale PAGE 2



Edwards Windsor

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

Property of the Week



130 Fairy Glen Road Collinsvale

Located on approximately 12.7 hectares, this delightful family home offers a modern 3 bedroom and 1 bathroom residence complete with open plan kitchen, dining and lounge. The large fully fenced lawn and garden space are surrounded by paddocks and pastures that flow across the nearby hills and creek.

The main dwelling contains 2 larger bedrooms complete with large built-in robes, whilst the 3rd offers a single bedroom or office space also with a built-in robe. The lounge, dining and kitchen areas enjoy the comforts of both electronic air conditioning & heat pump, as well as the incredible warmth and soul offered by a wood heater.

A large 3 bay shed provides cover and parking for machinery and farm materials whilst a large workshop with connected power offers the perfect place for tinkering and storage. The property also contains a second shed or stable area that has been converted and currently being used as a whisky distillery.

This property has so much to offer.



[See more details](#)

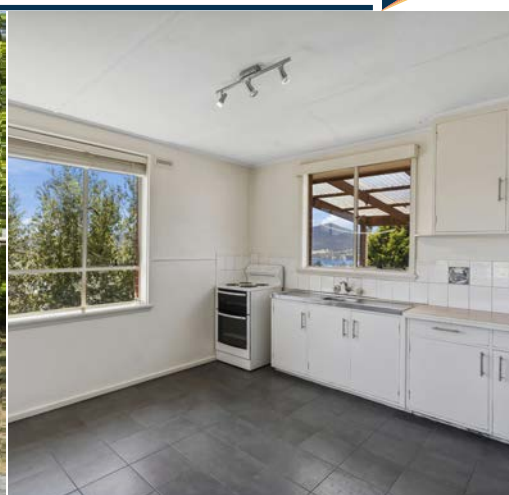
\$1,250,000

 **3**  **1**  **10**

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](#)



34 Trevassa Crescen, Tranmere

Upon entry through the front door you are greeted with panoramic water views from Taroona to Bellerive Bluff with Kunanyi (Mount Wellington) 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.



\$1,799,000



[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](#)



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.

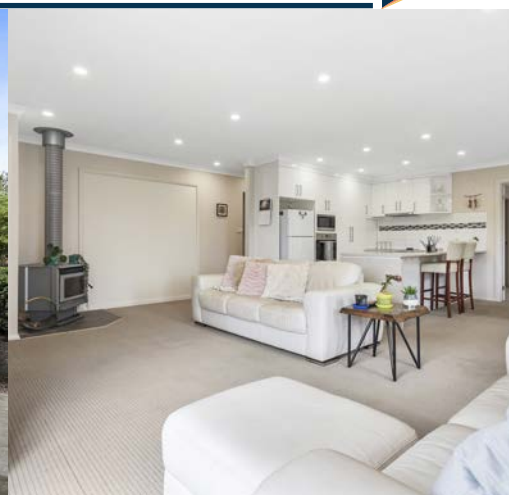


\$750,000



[See more details](#)

For 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.



\$650,000



3



2



2

[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.



\$425,000



1



1



0

[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](#)

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](#)

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](#)

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](#)

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](#)



6 Blair Street, Lutana

Nestled in an excellent location, just an 8-minute drive to the CBD, this charming residence offers the perfect blend of convenience and comfort.

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.

\$465/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](#)

7 Colville Street, Battery Point

Retaining many of the original heritage features and situated in the heart of the historic Battery Point Village, is this recently updated, beautifully presented, one bedroom conjoined townhouse located within easy walking distance to Salamanca, the waterfront, Hobart CBD and also offering off street parking for one vehicle.

This property is ready for someone to call home. (Pets cannot be considered for this property)



\$485/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.

Some keys features and benefits:

Painted white which ensures it is nice and bright, Original features such as decorative fireplaces and mantles, Updated open plan kitchen/living/dining, Gas heating



\$450/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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Smartre here...*



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Article

The Week In Real Estate

Extract from Issue released 16 December 2023



Where Rents Will Rise The Most

Perth is set to be hit with Australia's highest rental increases in 2024, while Hobart will have the smallest, according to new analysis by Finder. It says rents will increase by 9.5% in Perth by the end of next year.

Finder head of consumer research Graham Cooke says Hobart rents are expected to increase by only 3%. Melbourne rents are tipped to rise by 6.8% while both Sydney and Brisbane will rise by 6.5% and Darwin by 5.5%. The analysis says Adelaide rents will rise by 5%. Cooke says the Finder Consumer Sentiment Tracker shows 42% of renters are already struggling to pay their rent.

"Much of the conversation around rate rises focuses on homeowners, but it's actually renters who are proportionally feeling the impact more, as they deal with flow-on rent increases," he says.

"Further rent increases won't be welcome news for those struggling."

Analysts predict rents will continue to rise despite a Federal Government announcement that it will scale back immigration to more "sustainable levels".

Foreign Buyers Tax Hike

Foreigner investors who buy houses in Australia and leave them empty are being targeted with a tax increase in an effort to help ease the national housing crisis.

Currently, foreign buyers must apply to purchase property in Australia and pay a one-off foreign investment application fee. If the property is left empty for six months or more in a year, they must also pay an annual vacancy fee.

The changes will triple foreign investment fees for established homes and double vacancy fees for all foreign-owned dwellings purchased since May 9, 2017. Treasurer Jim Chalmers says the increases are aimed at ensuring foreign investment aligns with the government's agenda to lift the nation's supply of affordable housing. He says the increased vacancy fees will encourage foreign investors to make their unused properties available to renters.

"The higher fees for established dwellings will encourage foreign buyers to invest in new housing developments," Chalmers says.

"This creates additional housing stock, jobs in the construction industry and supports economic growth."



Home Lending Up

Home lending is up, with Australian Bureau of Statistics figures showing October had the first year-on-year growth in new mortgage commitments in almost 18 months.

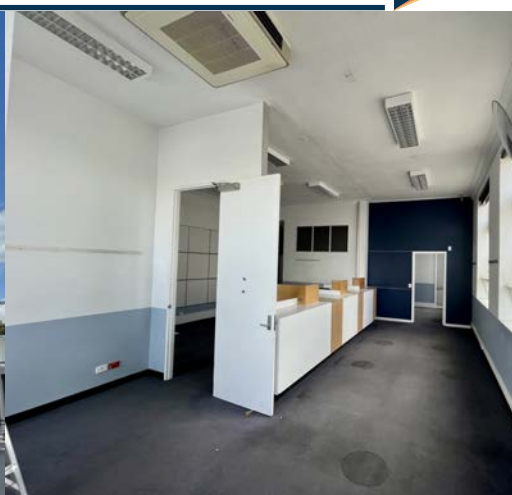
The 5.4% increase was driven by a combination of owner-occupiers, first-home buyers and investors returning to the market. Owner-occupier loans rose by 5.6%, investor lending was up by 5% and first-home buyer lending rose by 6.4%. The ABS figures show new home construction loans to investors, increased by 17.2%. Eliza Owen of CoreLogic says that would be a result of investors buying off-the-plan apartments.

"Owner-occupiers, if they're hoping for something to settle into, might be more apprehensive around a blow-out in the cost of construction and timelines," she says.

Ratecity.com.au research director, Sally Tindall says refinancing continued to drop in October, reaching its lowest level since the start of rate increases.

She says in the past 18 months more than \$344 billion in mortgages were refinanced across more than 670,000 loans but that had now slowed.

For Lease



24 High Street, New Norfolk

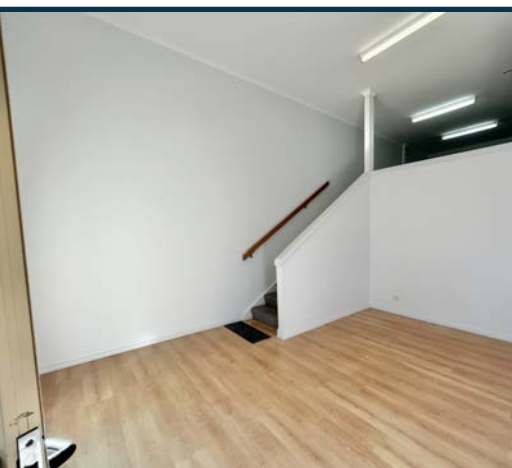
Previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

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](#)

For Lease



9 Elizabeth Street, Hobart

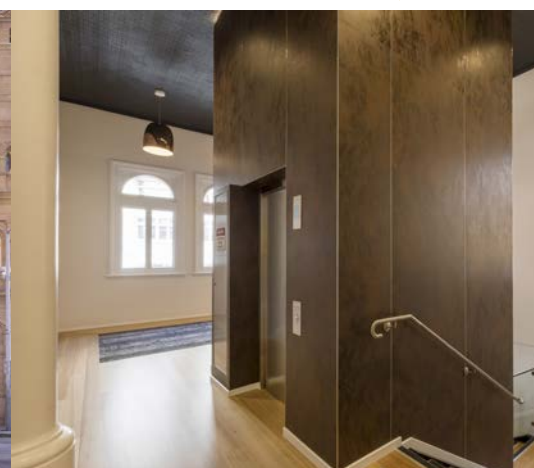
The landmark Hobart GPO, located in the heart of the Hobart CBD.

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

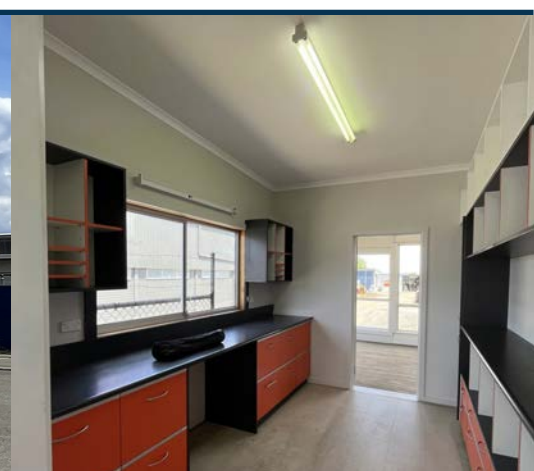
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

\$28,000 pa +gross
+GST



105

ZONE Industrial / Warehouse



[See more details](#)