

HOBART TASMANIA

# Property Magazine

29 December 2023

FREE

PROPERTY  
OF THE WEEK

## 360 Brooker Highway Moonah PAGE 2



## Edwards Windsor

6234 5500  
[ewre.com.au](http://ewre.com.au)  
89 Brisbane Street, Hobart



# Property of the Week



## 360 Brooker Highway Moonah

Offered for sale is this spacious 3 bedroom 2 bathroom house which is ready and waiting for you to make it your home. Built circa 1956 and having enjoyed recent updates and renovations this property is an excellent opportunity for a first home buyer, established family or savvy investors alike with much of the hard work and heavy lifting already done for you. The house features new double glazed windows all round, new window coverings, has been recently painted and has floors that have been recently sanded and varnished.

Enjoy 3 great sized double bedrooms and two bathrooms, both having been renovated. The main bathroom contains shower over bath, vanity, toilet and storage, whilst the second bathroom contains toilet, vanity and shower. An open plan kitchen, dining and lounge area enjoys plenty of space for entertaining and relaxing all the same with renovated benchtops, dishwasher, cupboards, tiling – everything you could ask for!

Moonah is a fantastic connecting suburb between Hobart and Glenorchy with both within a 10 minute commute.



[See more details](#)

**\$575,000**



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



## 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 colours, beauty and space can be loved and appreciated all year around.



**\$1,250,000**

 3

 1

 10

[See more details](#)



## 34 Trevassa Crescent, 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.



For Sale by  
Expressions of Interest

 3

 2

 6

[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](#)



## 21 Benjafield Terrace, Mount Stuart

The home has a versatile living arrangement suitable for a range of families. The separate living area on the lower level is a perfect space for growing kids or parents looking to live with you but have their own space as well. Alternatively there is also the potential to live either upstairs or downstairs and rent out the other. There is a garage for one car with excellent storage underneath.



**\$895,000**



[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](#)



## 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**



3



3



2

[See more details](#)

# For Sale

## 1/6 Coventry Rise, Howrah

Completed in 2021, your new home features a ground floor bedroom with built-in robes and access to the yard, creating a perfect space for family and guests with access to a modern bathroom containing a walk-in shower, toilet and vanity. Internal access from the garage and storage in the entry.

From the top of the stairs, indulge yourself in a modern kitchen complete with large island bench, high quality appliances, and an abundance of storage.

Offers Over  
**\$925,000**



[See more details](#)



## 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](#)



## 12 Monaco Place, Howrah

This magnificent property, set back from an already peaceful cul-de-sac, provides the ultimate private oasis. Filled with light, colour, sun and outstanding water and mountain views, this architectural three level home benefits greatly from its desirable design and aspect, whilst being both expansive and homely.

Inspections by Private Appointment only.

Offers Over  
**\$1,800,000**



[See more details](#)





# For Rent

## 5 Oliver Avenue, Lindisfarne

This neat and tidy 3-bedroom house features plenty of storage, along with a fully fenced backyard with plenty of space for children or pets.

The property is serviced by a heat pump in the main living area, and the modern kitchen features a dishwasher, plenty of built in storage, and a dining area with views out over the Derwent River.

Sorry, no off-street parking available



**\$480/wk**



[See more details](#)

## 1/1A Lindeith Court, Sandy Bay

### Features & Benefits

Long wrap around balcony.

Two large bedrooms with built in wardrobes.

Open plan living room with river views.

Kitchen with pantry, lots of cupboards, breakfast bar and near new oven.

Combined laundry and bathroom with outdoor access.

Off street parking for small vehicle.



**\$440/wk**

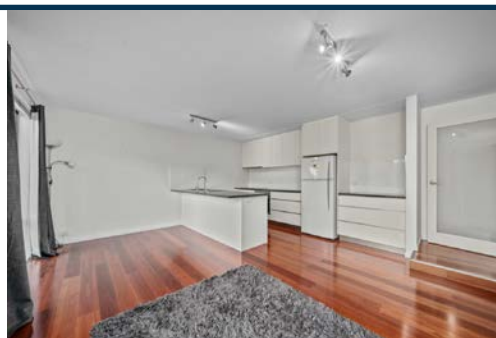


[See more details](#)

## 2/62a Waimea Avenue, Sandy Bay

This beautifully modern and spacious ground floor unit has everything a single professional or couple could need and more! High end furnishings and attention to detail will ensure comfort and luxury are second to none.

With open plan living and dining, the space is utilised superbly. The unit includes a separate bedroom with built ins, bathroom and large storage area. The living area opens onto your private courtyard.



**\$440/wk**



[See more details](#)

## 3/39 Regent Street, Sandy Bay

This ultra convenient, top floor, two bedroom unit is perfectly located between the University, Sandy Bay shopping precinct and the city with a bus stop right out front.

With a large, sunny living area with a heat pump which heats and cools the unit perfectly, it is comfortable all year round.



**\$400/wk**



[See more details](#)

# For Rent

## 2/220 Melville Street, West Hobart

Set out over two levels, heated or cooled by a newly installed reverse cycle heat pump, the well designed, open plan, split lower level comprises of a generously sized living room with sliding door access to the front courtyard area, leading through the entry area, down to the well-designed, spacious dining/kitchen area with new induction cooktop, rangehood and dishwasher and again sliding door access to the rear deck area. The cleverly designed butler's pantry incorporates the new wall oven, fridge, laundry and storage facilities.



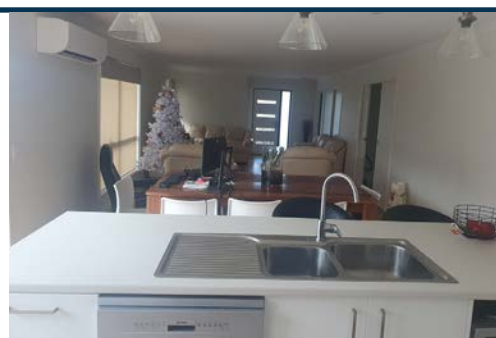
**\$600/wk**



[See more details](#)

## 1/47 Kingsgate Circle, Huntingfield

Once you walk through the door you'll be greeted by the open plan living space, where natural light floods the interior, creating a warm and welcoming atmosphere. The sleek and modern kitchen is equipped modern appliances, perfect for both everyday living and entertaining.



**\$600/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](#)

## 3 Fitzroy place, Sandy Bay

Features & Benefits

- Two substantial bedrooms with built in cupboards and clever lighting.
- Formal lounge with plush curtains and carpet, heat pump and quality soft light fittings.
- Highly functional kitchen with twin sinks, pantry and servery.



**\$585/wk**



[See more details](#)



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# Article

## The Week In Real Estate

Extract from Issue released 16 December 2023



### Where Prices Will Rise The Most

Home prices are tipped to set new records in 2024, with the smaller capital cities of Brisbane, Perth and Adelaide expected to lead the pack.

PropTrack's December Property Market Outlook report says nationally prices will grow between 1% and 4% over the next 12 months.

PropTrack director of economic research Cameron Kusher expects the trends that fuelled prices in 2023 will continue in 2024. He says stock levels will remain low, buyer demand will remain high and there will be a shortage of new construction all at a time of strong population growth. Kusher also says the planned stage three tax cuts, due to come into effect from the middle of next year, could also leave more money in buyers' pockets and lead to further demand.

"In Brisbane, Adelaide, and Perth, total listings were more than 30% below their November decade average," Kusher says.

Kusher says Perth (+5% to +8%), Adelaide (+4% to +7%), and Brisbane (+3% to +6%) will be the best performers.

At the same time Sydney prices are expected to rise 2% and 5% in 2024, and Melbourne between 1% and 4%.

### Where Properties Sell The Fastest

High demand means properties in some locations are selling in as little as seven days, according to a new report by Domain.

In Western Australia the fastest selling location is Leda, with an average of just eight days on market before a sale.

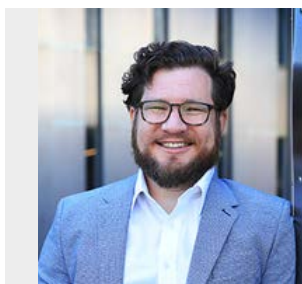
In New South Wales, Normanhurst and Dean Park properties sell on average within 13 days on market.

In Vitoria, Watsonia North homes sell on average within 21 days on market.

In Queensland, Brendale homes sell within 18 days on average. The suburb has a very small housing market, so properties are snapped up quickly once listed for sale.

In the ACT, homes in Fraser sell on average within 31 days while South Australia's fastest-selling suburb is Hillier where properties change hands on average within 39 days.

Tasmania's fastest-selling suburb is Rosney with properties changing hands on average in 22 days, while in the Northern Territory Nakara is the fastest seller with properties on market for an average of 74 days.



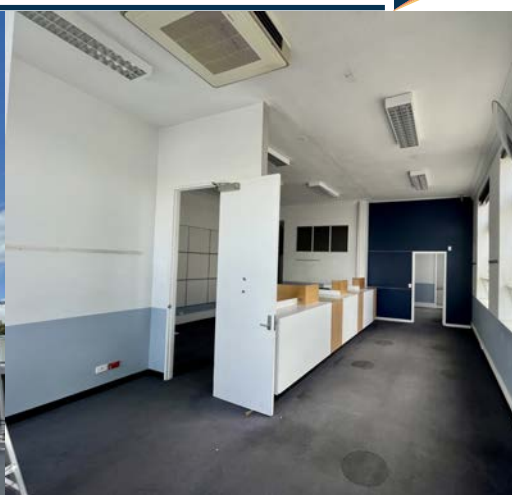
### Quote Of The Week

*"In an environment where interest rates have risen extremely quickly, and housing affordability is sitting at its lowest level in three decades it isn't a surprise to see buyers getting priced out of the inner-city areas and looking more further afield to those affordable suburbs."*

PropTrack Senior Economist, Paul Ryan



# For Lease



## 24 High Street, New Norfolk

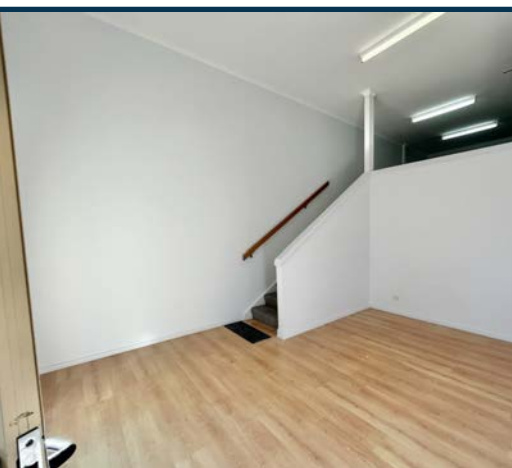
Previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

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

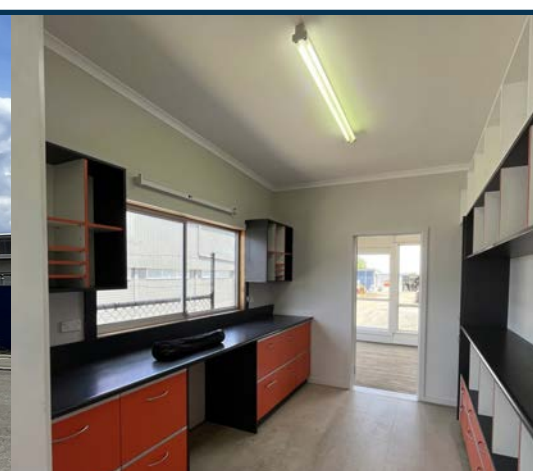
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

**\$28,000 pa** +gross  
+GST



**105**

**ZONE Industrial / Warehouse**



[See more details](#)