

HOBART TASMANIA

Property Magazine

8 December 2023

FREE

PROPERTY
OF THE WEEK

3/70 Auburn Road
Kingston Beach PAGE 2



Edwards Windsor

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

Property of the Week



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 (Mount Wellington). 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. A large single garage also including laundry space complete the villa that remains soaked in sun throughout the day whilst having great privacy and security from the road and neighbouring properties.

3/70 Auburn Road sits within walking distance of local schools, shops and amenities with Kingston Beach, Kingston Golf Course and Blackmans Bay Beach all within a 5-minute commute. A short 15-minute commute to Hobart CBD or 25-minute to the picturesque Huon Valley offers a wide range of attractions and activities.



[See more details](#)

\$685,000



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



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



[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



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



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.

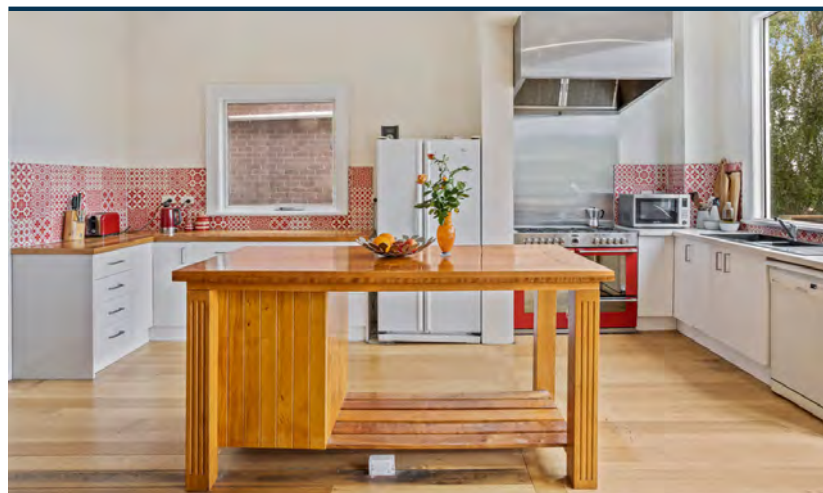
All of the hard work has already been done for you with new plumbing, electrical wiring, resurfaced kitchen, new upstairs bathroom, new carpets/curtains and recently painted, all you need to do is move in and make this large townhouse a home with your personal touches.



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

3/19 Mercer Street, New Town

The unit has two well sized bedrooms with built ins, a spacious lounge/dining area separate laundry and updated bathroom. For heating there is a heat-pump in the lounge which easily keeps the entire unit warm. There is also an outdoor sitting area to enjoy Hobart's summer evenings.

With only a small number of units available in this area this is a great opportunity to secure a property here either for a first home or investment.

\$499,000



[See more details](#)



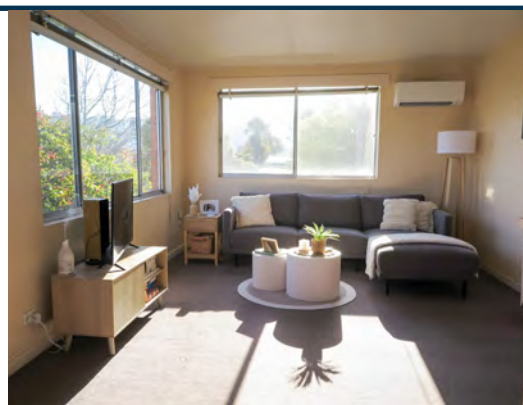
3/89 East Derwent Highway, Lindisfarne

The open kitchen and living area is north west facing receiving plenty of light throughout the day and has beautiful views across the river Derwent to the western shore of Hobart with Mt Wellington in the background. Within easy walking distance are the Lindisfarne shops, Lindisfarne primary school and the beautiful walking track along the foreshore, Simmons park is also just around the corner. There is also a private access (walkway) from the rear of the property to the esplanade.

\$365,000



[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

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.

Enjoy three spacious bedrooms, perfect for families or those seeking extra space. The property has recently been recarpeted and repainted, presenting a clean and inviting living space.

Pets considered, providing an opportunity for furry friends to enjoy this wonderful space as well.



\$480/wk



[See more details](#)

5/9 Longpoint Road, Sandy Bay

It is not very often a property of this size becomes available for rent in this area, located in a quiet, well maintained complex of only 5 units.

Set out over two levels; on the lower level you will find, three bedrooms all with 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.



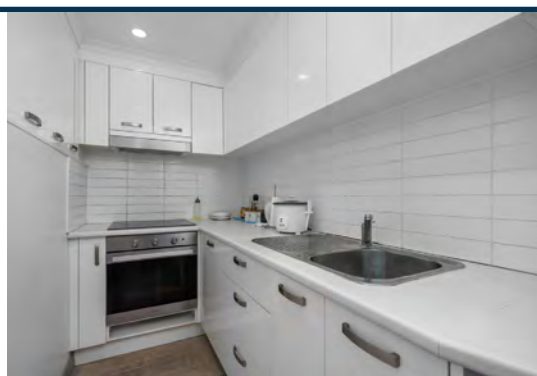
\$650/wk



[See more details](#)

1/6 Lyndhurst Avenue, North Hobart

The unit comprises of two bedrooms, both with built in wardrobes, a spacious, light filled living area with double glazed windows, heat pump and polished floor boards adjoining the modern, functional kitchen with plenty of cupboard space and under bench oven and hotplates and separate bathroom/laundry area.



\$545/wk



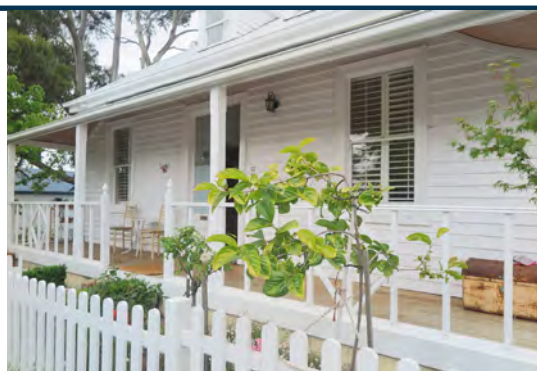
[See more details](#)

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.

Easy care, gated and fully fenced yard area with separate deck.



\$1,100/wk



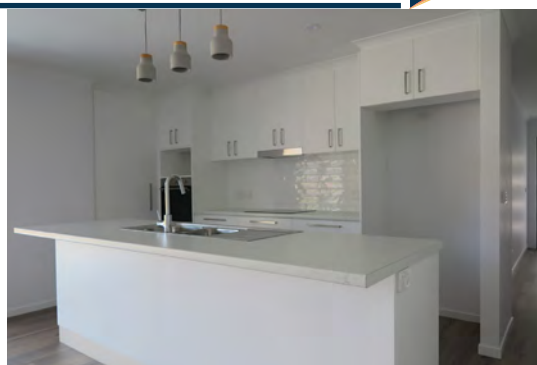
[See more details](#)

For Rent

17 Perch Court, Kingston

At the heart of the home is the open plan kitchen and living area. The kitchen features stainless steel appliances, island bench, plenty of storage and a walk-in pantry. The open plan living space could be used as a dining area or lounge, with the bonus of a separate formal lounge room which could be used as a media room or playroom.

There is a separate toilet, a separate laundry with built-in storage, and additional storage space in the hallway.



\$610/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](#)

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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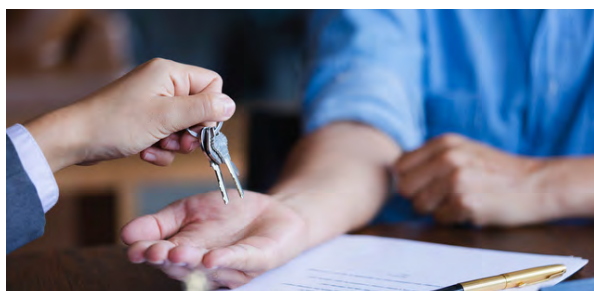
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Article

The Week In Real Estate

Extract from Issue released 2 December 2023



Buying Beats Renting in 1/3 Aus

It's cheaper to buy than rent more than a third of homes throughout Australia according to a new report from PropTrack.

It found 36% of homes are cheaper to buy than rent, with Queensland, Tasmania and Western Australia offering the highest proportion of homes that cost less to buy. In Western Australia more than three-quarters of homes were cheaper to buy than rent. The ratios were even higher in unit markets with 55% of unit markets cheaper to buy than rent.

PropTrack economist Paul Ryan says even though home prices have increased substantially since the start of the pandemic, rents have also skyrocketed.

"This shows that there are still opportunities for buyers across the housing market," he says. "A record pace of rent growth, with advertised rents up 14.6 per cent over the past year, has offset higher buying costs in many regions."

Ryan says buying conditions remain strongest in Queensland, South Australia and Western Australia which is likely to result in price increases in those areas.



Affordability To Worsen

Housing affordability is expected to worsen in the next 12 months, according to the latest ANZ CoreLogic Housing Affordability Report.

While many would expect rising interest rates to push home prices down, the report says the market is actually going through a period of recovery, driven by population growth and a lack of supply.

ANZ senior economist Adelaide Timbrell says savings are being depleted by rising rents making it harder for those who want to buy to save a deposit. The report says rents have increased 28.4% since the start of the pandemic.

"It becomes harder to accumulate the initial deposit needed to secure a loan," Timbrell says. "This is compounded by rising deposit requirements as home values rise, and smaller loan amounts as mortgage rates increase."

"Such conditions help to explain why homeownership has fallen more substantially across lower-income households over time and may result in weaker first home buyer activity going forward."



Regions Still Kicking Along

While regional price growth is now at a slower pace compared with capital cities, a number of Australia's regional markets are still performing well, according to CoreLogic's latest Regional Market Update.

The report which analyses Australia's largest 50 non-capital city locations says 12 locations (eight in Queensland, two in NSW and two in Western Australia) hit new price peaks in October.

Bunbury in Western Australia had the largest increase of 4.6% over the three months to October, followed by Lismore (NSW), up 4.3% and St Georges Basin – Sanctuary Point (NSW) up 3.9%.

The report says New South Wales and Queensland were undeniably the best-performing states, each making up four of the top 10 positions in terms of quarterly value growth.

The best performer over 12 months was Bundaberg in Queensland with growth of 10.8% while Albany in Western Australia had the shortest days on market of just 18 days and Lismore had the highest change in annual sales volumes.

For Lease



9 Elizabeth Street, Hobart

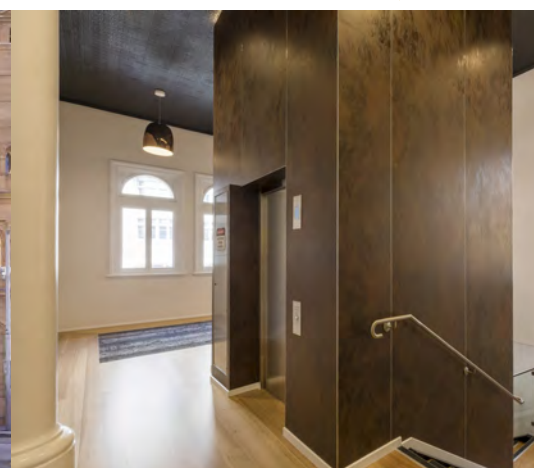
The landmark Hobart GPO, located in the heart of the Hobart CBD.

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

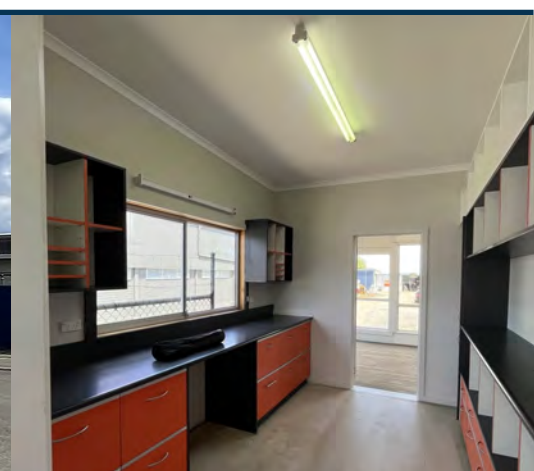
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business.

\$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.

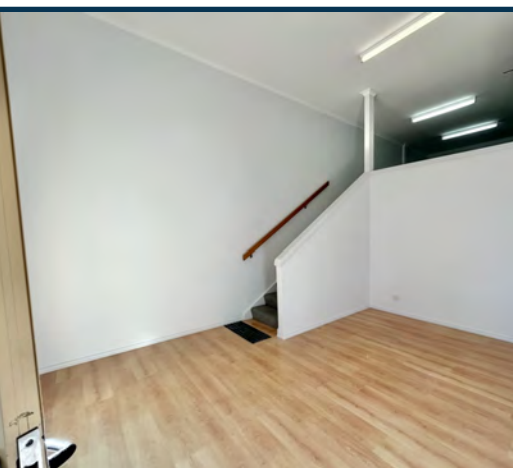
The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.

\$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](#)