

HOBERT TASMANIA

Property Magazine

12 January 2024

FREE

PROPERTY
OF THE WEEK

5 Elwood Drive Lindisfarne PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



5 Elwood Drive Lindisfarne

Pleasantly located in a private and quiet cul-de-sac, your new home calls to you from 5 Elwood Drive. Built circa 1976 and having enjoyed renovations in recent years this property offers excellent opportunity for existing or growing families looking for a home that offers space for coming together, as well as room for being apart!

Enjoy a level entry bedroom, bathroom including shower, vanity and toilet and rumpus area on the ground floor giving the perfect teenage (or parents!) retreat. Upstairs awaits kitchen and dining area, lounge space and 3 great sized bedrooms all of which contain built in robes and one with electronic blinds. A modern bathroom including shower, vanity and towel rail with separate toilet and a separate laundry room with storage complete the inside of your new home.

Outside awaits a fully fenced rear yard and low maintenance garden space, with the crown jewel being the fantastic swimming pool ready and waiting for you to cool off in on a hot summers' day! High fences and collection of trees ensure you have privacy all year round whilst on the rear boundary the Gordons Hill Nature Recreation Area offers the perfect escape for a brisk bush walk on your doorstep.



[See more details](#)

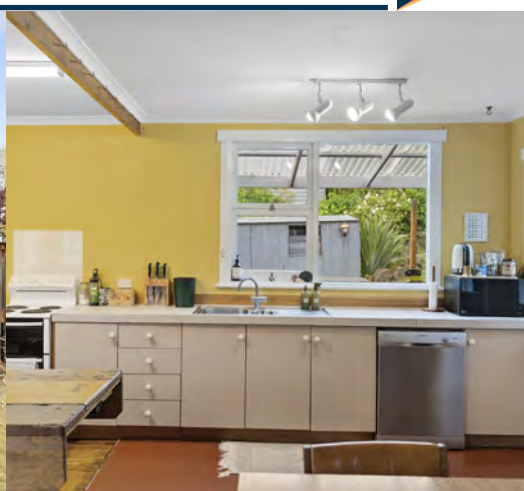
\$740,000



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



9 Girrabong Road, Lenah Valley

Access is easy with a convenient driveway loop providing ample off street parking as well as undercover parking for 1 large, or 2 small cars. As you enter the property you will notice that it has been exceptionally well maintained and also conveniently laid out. There are three well sized bedrooms and a fourth room at the rear of the property which could be a nursery, sun room/ office, or even a small fourth bedroom.



\$650,000



[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



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.



\$1,190,000



[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



[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

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.

\$575,000



[See more details](#)



6/7-9 Burgan Circle, Chigwell

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.

The townhouse consists of a large open plan lounge dining area, separate kitchen, opening into a large securely fenced backyard complete with garden shed.

Offers Over
\$400,000



[See more details](#)



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 lead on and up the stairs to where the magic in this home truly lies.

Offers Over
\$875,000



[See more details](#)



7 Hadley Court, Lenah Valley

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
\$349,000

Land: 1,612m²

[See more details](#)



For Rent

14/415 Elizabeth Street, North Hobart

Idyllically positioned on the cusp of the vibrant North Hobart café strip, this superbly presented, very neat and tidy secure unit will make comfortable living for someone fortunate.

Smart design has created an excellent use of space to ensure a practical functionality for day to day living.

Kitchen has modern hot plates, fridge, plenty of storage cupboards along with a pleasant north facing outlook.



\$430/wk



[See more details](#)

123 Nelson Road, Mount Nelson

Master bedroom has a built in wardrobe whilst the other two bedrooms command expansive water views.

Kitchen has plenty of cupboards a good oven and looks into the private backyard. Adjacent to this is a nice size separate dining area or ideal study room.

Off street parking is available and we are happy to consider appropriate pets here.



\$500/wk



[See more details](#)

8 Eleni Avenue, Kingston

- Open plan kitchen, living and dining space with reverse cycle air conditioner
- Separate media room or formal loungeroom
- Kitchen includes pantry, large island bench and dishwasher
- Master bedroom with large walk-in robe and spacious ensuite with large vanity
- Two other bedrooms both with built-in robes
- Main bathroom with large shower and separate bath



\$600/wk



[See more details](#)

5 Locksley Terrace, Lindisfarne

This wonderfully substantial home is positioned adjacent to bush reserve and takes advantage of the sweeping river views under the canopy of well-established trees and garden.

Offering four large bedrooms with a teenage retreat, the property has plenty of internal and external living space for a busy household.



\$675/wk



[See more details](#)

For Rent

90 Doyle Avenue, Lenah Valley

North facing, sun drenched, art-deco, three-bedroom home, complete with modern comforts.

Delightful tiered backyard that is fully fenced and gated complemented with decking for entertainment and stone pathways for access.

The property is convenient to local shopping precinct, schools, parks and public transport.

We are happy to consider appropriate pets.



\$650/wk



[See more details](#)

9/5 Davey Place, South Hobart

The property features 2 bedrooms located upstairs, both featuring built in robes. The combined bathroom/laundry is also located on the upper level.

Downstairs features an open plan kitchen, dining and living area, with electric heating. The property has 1 off street car space and is within convenient walking distance to the CBD.



\$350/wk



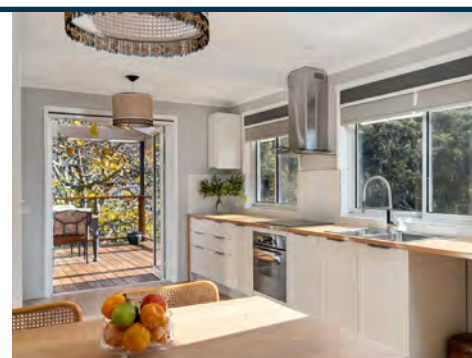
[See more details](#)

102 Waterworks Road, Dynnyrne

Superb north facing, sun drenched home with delightful green and leafy outlook.

This wonderfully comfortable and highly functional property caters to those looking for quality accommodation with nice neutral points of separation and access.

Will consider some small pets.



\$750/wk



[See more details](#)

5 Cameron Street, South Hobart

There are two generous sized upstairs bedrooms, both affording a nice outlook with the main bedroom containing a handy study.

The kitchen has been upgraded with good quality oven, range hood and dishwasher. Nice large pantry with plenty of cupboards and bench space as well. The dining room is open plan with kitchen and houses a heat pump, this flows through to the lounge area to keep the house cosy.



\$495/wk



[See more details](#)

Edwards Windsor

Sold Smartre
Sale



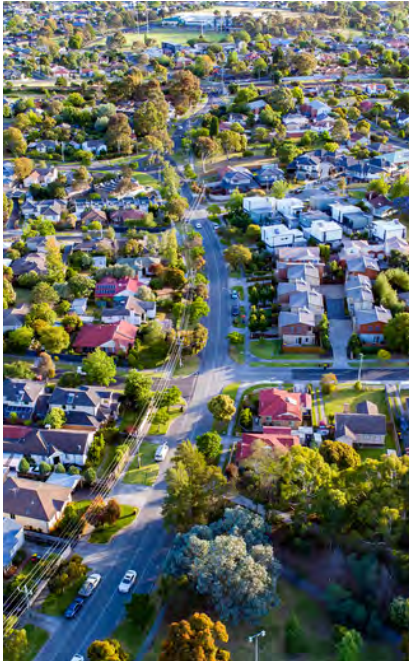
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The Week In Real Estate

Extract from Issue released 21 October 2023



New Price Highs Ahead

Economists are now predicting Australian house prices will reach new heights in November.

National Australia Bank's, Gareth Spence and Mark Browning predict major capital city prices will continue to rise.

The pair say the biggest influence on prices is that supply remains depressed and demand strong. And in bad news for would-be home buyers, they say house price growth is staying ahead of income growth.

CoreLogic data, backs the price growth theory, with increases across the capital cities in the September quarter. Australian Bureau of Statistics figures show Australia's property market is now worth \$10.1 trillion following the rise in home values. That's a steep increase from 2015, when the residential real estate market was worth \$6 trillion and a steady rise since hitting \$9 trillion in October 2021.

NAB believes the undersupply of property will get worse before it gets better.

"Apart from the early COVID dip, annual dwelling approvals haven't been this low since 2013," it says.

Funding For More Builders

One of the most effective ways to help ease the housing supply crisis is to attract more workers to the building industry, according to the Housing Industry Association.

It welcomed the announcement of a National Skills Agreement, which will invest \$12.6 billion to expand and transform the Vocational Education and Training sector, to address critical skills shortages.

HIA Managing Director, Jocelyn Martin, says if the industry is to build the 1.2 million additional homes the Government wants delivered in the next five years, more trained workers are needed.

She says the funding will help train and upskill workers in national priority areas including construction.

HIA chief economist, Tim Reardon, says there are four key steps to improving Australia's housing shortage.

He says Governments of all levels need to stop making new homes more expensive through taxes and levies, they need to attract more investors to the sector, increase skilled labour and co-ordinate action across all levels of Government.



Quote Of The Week

"Granny flat developments leverage existing lot areas and require no changes to town planning regulation, so they offer a level of immediacy to address housing shortages and affordability pressures."

CoreLogic research director, Tim Lawless

For Sale



8 Cranswick Court, Lenah Valley

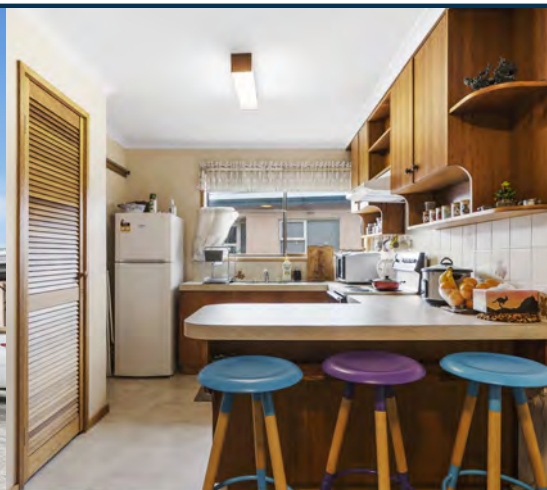
Enjoy an open plan kitchen and dining space that flows on to the rear deck and into the pleasant backyard. Great sized lounge room and 3 bedrooms, all with built in robes, offers comfort and space for private and family areas. A spacious bathroom containing shower, separate bath and vanity, with a separate toilet and laundry room offering ample storage and convenience.



Offers Over
\$700,000



[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 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](#)