

HOBERT TASMANIA

Property Magazine

19 January 2024

FREE

PROPERTY
OF THE WEEK

422 Elizabeth Street
North Hobart PAGE 2



Edwards Windsor

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

Property of the Week



422 Elizabeth Street North Hobart

A beautiful family home filled with character and charm that seamlessly blends with modern renovations is ready for you to fall in love with it. 422 Elizabeth Street built circa 1870 offers elegant Georgian character features surrounding the entry and front door that flow into immaculate original timber floorboards that fill the bedrooms and hall, flowing towards the kitchen. Upstairs enjoy a spacious top floor bedroom and soft new carpets underfoot from the base of the stairs and covering the room.

Modern comforts, conveniences and requirements have been seen to with updates to both bathrooms and a large and modern open plan kitchen and dining space, complete with unique light fittings that those with a keen eye and good memory will recognise as having lit the original tram lines in Elizabeth Street! A flexible floorplan allows for a 3 or 4 bedroom setup depending on preference of use for the study space, with additional open or study space under the stairs and an incredible area for storage or tinkering with a large workshop at the rear of the property.



[See more details](#)

\$1,050,000



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



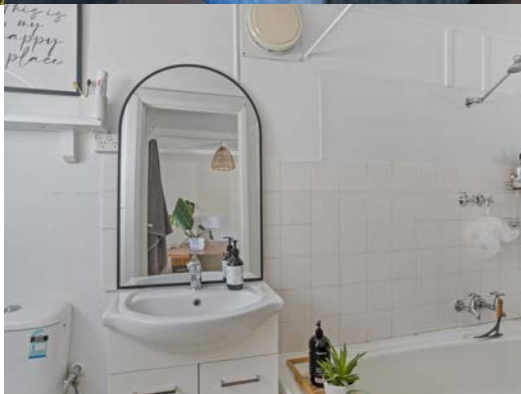
439 Huon Road, South Hobart

A 2 bedroom and 1 bedroom flat split the top level with a 1 bedroom flat covering the ground floor. Each have their own bathroom, kitchen and lounge spaces with two shared laundry spaces for the three of them. An existing separate dwelling offers excellent opportunity for adding a 4th flat with ease (STCA). Off street parking for up to 2 cars is accessible from Wellesley Street, or on street parking with access to the property is available from Huon Road.

Expressions of Interest
Closes 1 Feb 2024



[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.

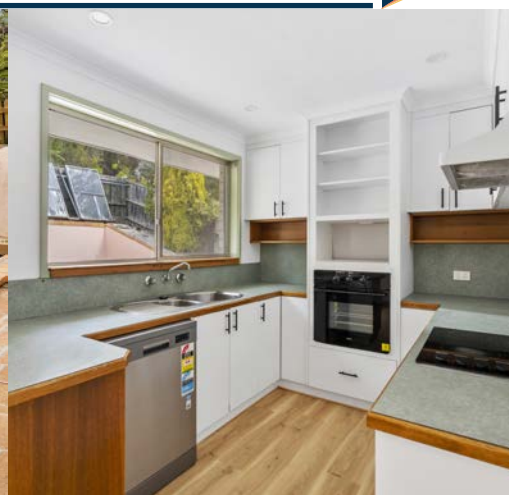


Offers Over
\$875,000



[See more details](#)

For Sale



5 Elwood Drive, Lindisfarne

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.



\$740,000



[See more details](#)



8 Ewens Court, Glenorchy

A spacious family home nestled in a quiet cul-de-sac, boasting four bedrooms, two bathrooms, and expansive living spaces. Freshly painted inside and out, the home exudes a welcoming ambiance with newly installed blinds and resurfaced wooden floors.

Step outside onto the deck, the perfect spot for a BBQ whilst soaking in the sun. A second covered entertaining area on the side of the house also provides an ideal retreat for relaxation with mountain views.



\$599,000



[See more details](#)

For Sale



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. The unit contains an open plan kitchen, dining and lounge space with pleasant outlook to the River Derwent and stunning mural of the cityscape and Kunanyi (Mount Wellington). The bedroom space offers ample room for double or larger bed separated by partition wall. Bathroom is spacious containing shower, vanity,



\$425,000



[See more details](#)



3/14 Sheoak Court, Kingston

In popular Kingston, located at the end of a quiet cul-de-sac and only one of three units on the block is this two bedroom unit. If you've been looking for an investment or new home in the Kingston area then this is definitely worth seeing in person!

This well sized property has plenty of light with an open kitchen/ dining area and is a convenient 5 minute walk from the local shops and a short drive to Kingston Beach.



\$474,000



[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 (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.



\$650,000



[See more details](#)

5/165 Campbell Street, Hobart

Leading from communal entry and hallway, down the stairs and into your new studio you shall find open living and bedroom space ready to be transformed to your style and taste. Flowing from here is a neat kitchen with good bench and storage space as well as bathroom that includes shower over rectangular bath, vanity, toilet and laundry connections.

At the rear of the property sits a pleasant courtyard allowing a peaceful and private place to relax.



\$399,000



[See more details](#)

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 Benjafeld 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

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](#)

32 Ferntree Road, Eaglehawk Neck

A spacious and pleasant family home calls you to 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 of the city 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.



\$600,000



[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 Sale

2A Pioneer Avenue, New Norfolk

Are you searching for a unique opportunity for investment that offers potential for multiple tenancies and future development? Look no further than 2A Pioneer Avenue. Built Circa 1958 this large 4 bedroom 2 bathroom property sits on approx. 880 square metres just mere minutes' walk from the town centre, services, school and amenities.

Boasting an established kitchen area in both the top and ground floors that could allow the property to be used as two flats (STCA)



\$600,000



[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.



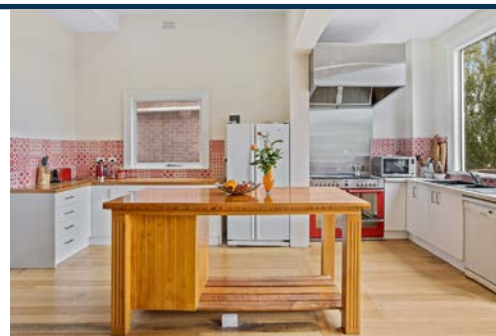
Offers Over
\$700,000



[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](#)

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](#)

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](#)

26/34 Clinton Road, Geilston Bay

Be the first to live in this Brand New Townhouse which was completed in 2023.

The home comprises contemporary, light, open plan living and kitchen with brand new appliances, heat pump and access to the private entertaining deck. There are three bedrooms, two bathrooms including a master bedroom with ensuite and a single covered carport.



\$620/wk

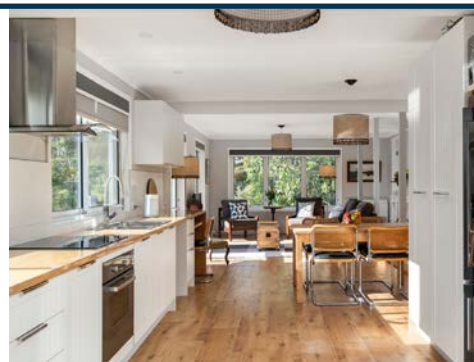


[See more details](#)

102 Waterworks Road, Dynnyrne

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.



\$750/wk



[See more details](#)

For Rent

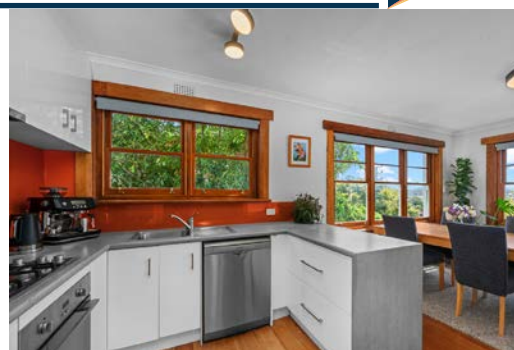
90 Doyle Avenue, Lenah Valley

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](#)

3 Fitzroy Place, Sandy Bay

Gorgeous, much loved and well cared for two bedroom home, superbly situated on the city fringe. With large living areas inside and delightful garden spaces to enjoy, this wonderful home is ready to make comfortable living for someone fortunate.

Happy to say some suitable pets may be considered.



\$585/wk



[See more details](#)

2/58 King Street, Bellerive

Nestled in a sought-after location, this residence is perfect for those seeking a lifestyle of convenience. Enjoy easy access to local amenities, scenic parks, and the waterfront.

Two spacious bedrooms, well-appointed bathroom and modern kitchen with sleek finishes

Enjoy a small balcony for a breath of fresh air

Convenient garage with an additional storage room



\$480/wk



[See more details](#)

46 Girrabong Road, Lenah Valley

This recently renovated 3 bedroom 2 bathroom home is situated in the lovely Lenah Valley and close to the city. The property has a new kitchen, bathroom, ensuite and laundry installed with fresh paint and carpet throughout.

The kitchen with fridge and dishwasher included, flows through the dining area into the living space with large windows and a heat pump.



\$580/wk



[See more details](#)

For Rent

1/33 St Georges Terrace, Battery Point

Older style and spacious 3 bedroom property. Split over 2 freshly painted storeys, there is a large lounge room, kitchen/ diner with laundry off and a small sunroom/office at the top of the stairs, brand new carpet throughout.

All 3 bedrooms and living room are huge, and there is a balcony, over looking St Georges Terrace and down to the water.

Sorry, no pets.



\$600/wk



[See more details](#)

4/1 Fisher Avenue Sandy Bay

This neat and tidy 2-bedroom unit features a modern kitchen and bathroom, with quality fixtures and fittings.

The generous open living and dining area opens out onto a balcony, the perfect spot for a morning coffee in the sun before starting your day, or just to sit and watch the world go by.

There is a lock-up storage cupboard available for tenants, accessible from the one allocated undercover parking space.



\$475/wk



[See more details](#)

3/42 Topham Drive, Rose Bay

This property has recently undergone a refreshing makeover, As you step inside, you'll be greeted by a freshly painted interior, creating a bright and inviting atmosphere.

- 2 Bedrooms both with built in robes
- Ducted heating
- Freshly painted throughout
- New carpet and vinyl



\$440/wk



[See more details](#)

1/515a Huon Road, South Hobart

Set amongst the leafy surrounds of South Hobart this neat and tidy one bedroom unit is easy care and low maintenance.

Fridge and washing machine can be included if required.

Garage is excluded from lease.

Unfortunately, we are unable to consider pets here.



\$370/wk



[See more details](#)

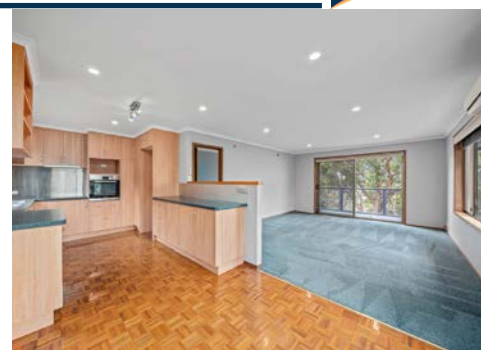
For Rent

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.

Both levels contain a bathroom creating an excellent functionality for everyday living.



\$675/wk



[See more details](#)

3 Allambee Crescent, Glebe

The house offers a flexible floorplan, has been freshly repainted throughout, along with new floors laid and a new bathroom renovation.

The yard is fully fenced and gated, providing a fun and secure area for kids and pets.

We are happy to consider appropriate pets.



\$600/wk



[See more details](#)

1/301 Murray Street, North Hobart

Situated in the popular Viridian Complex and within easy walking distance to the Hobart CBD and the North Hobart restaurant precinct, is this well presented, spacious three bedroom, two bathroom townhouse that also offers off street parking for two vehicles.

Pets may be considered upon application.



\$725/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.

We start with the 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.

Pets are considered upon application.



\$650/wk



[See more details](#)

Edwards Windsor

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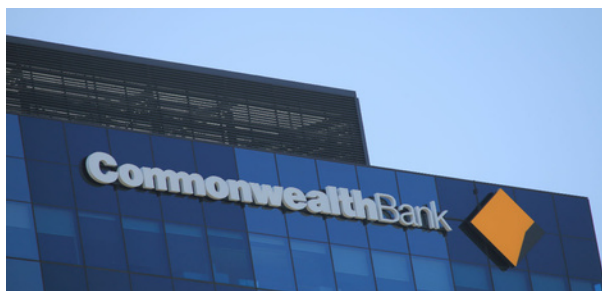
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89 Brisbane Street, Hobart

Article

The Week In Real Estate

Extract from Issue released 13 January 2024



When Rates Will Drop

The Commonwealth Bank is tipping a drop in interest rates of nearly 1 percentage point by the second half of 2024.

CBA chief economist Stephen Halmarick, believes cuts will start in September 2024, dropping rates to 3.6%.

He also predicts a further 75 basis point drop in 2025 when inflation sits within the Reserve Bank of Australia's target of 2% to 3%. This he says will bring the cash rate back to 2.85%.

"Markets have shifted to our view that the global monetary policy tightening cycle is at an end and that 2024 will see interest rate cuts from some of the major central banks, especially the US Federal Reserve and the RBA," Halmarick says.

Halmarick says the pace of global inflation began to slow in mid-2023 and he expects that to happen even further this year.

In November 2023 the RBA's Statement on Monetary Policy predicted that the level of inflation would fall to 4% by June 2024.



Values Surged in 2023

After price growth of 8.1% in 2023, Australia's property market may finally become a buyer's market in 2024 – albeit only for a brief period.

CoreLogic Research Director Tim Lawless, says growth will slow in 2024 as listings rise and affordability worsens.

"In the first half of this year, we could see stabilisation if not subtle decline in Sydney's home values and further weakening in Melbourne, Canberra and Hobart," he says.

"I think it will be more of a buyers' market through the first half of the year in those cities, at least until interest rates start to fall."

It may be short-lived though as Lawless says a rate cut in the second half of the year could see prices rise.

He says those considering buying should think about getting into the market earlier in the year for a chance to "buy well."

Throughout Australia home values increased by 0.4% in December, which was the smallest monthly gain since February 2023.



Rents Keep Rising

Rents are expected to keep rising in 2024, as new analysis reveals tenants are paying up to 11.5% more than they were at this time last year.

Data from PropTrack shows record low vacancy rates are continuing to drive rents up. It says rents in the combined capital cities are up even higher, 13.2%, with tenants paying an average of \$600 a week.

PropTrack senior economist Angus Moore says there are some signs rental increases are starting to slow in some areas.

"But we're still seeing very strong growth in places like Perth, Sydney and Melbourne. So, we're far from out of the woods for renters," he says.

Median asking rents for houses were highest in Sydney at \$750 per week and lowest in Melbourne and Hobart at \$550 per week. The ACT had a median asking rent of \$680 per week for houses, Darwin, \$660, Brisbane and Perth \$620, and Adelaide was \$560 per week.

"Rents have been growing very quickly, and we would expect that to continue in at least the near term," Moore says.

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.

\$19,500p.a +GST
+ Outgoings



140

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 p.a +gross
+GST

 **121**

ZONE Office

[See more details](#)



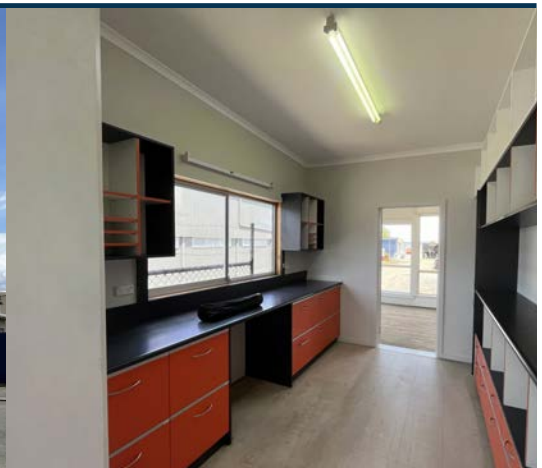
77 South Arm Road, Rokeby

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 onsite signage to promote your business.

\$28,000 p.a +gross
+GST

 **105**

ZONE Industrial / Warehouse



[See more details](#)