

HOBART TASMANIA

Property Magazine

26 January 2024

FREE

PROPERTY
OF THE WEEK

312 Elizabeth Street Hobart PAGE 2



Edwards Windsor

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

Property of the Week



312 Elizabeth Street Hobart

Prime opportunity to grab a historical two storey house in a fantastic location in North Hobart. This home is literally a few minutes walk from the famous North Hobart café and restaurant strip and State Cinema. It is also an easy walk into the Hobart CBD.

Whilst the home has had some updates, there is still a lot of history on show here. Built in 1900, the property has beautiful high ceilings and original polished floor boards. As you enter the property the first well sized room could either be a second living room or a bedroom depending on your needs. The next two rooms are dining and lounge rooms which lead to the kitchen and laundry at the rear of the property. There is also a second toilet here.

Upstairs are three generous sized bedrooms, an updated bathroom and additionally an office space which leads to the upper balcony. Outside there is a private rear section which is a pleasant space for guests/family or pets to enjoy. Please note there is no off-street parking for this property.



[See more details](#)

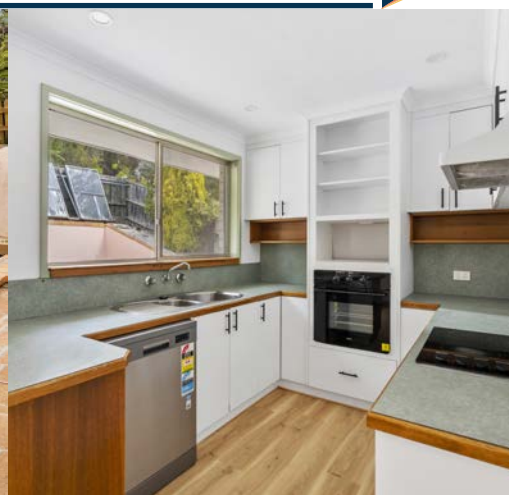
\$950,000



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



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](#)



2A Pioneer Avenue, New Norfolk

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. This property offers a unique opportunity for investment and potential for multiple tenancies with the potential for future development (STCA). Or perhaps you are searching for a large family home that offers separate tenable space or room for mum and dad with level access and great sized bedrooms.



\$500,000



[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](#)

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.



\$1,050,000



[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.



\$599,000



[See more details](#)

For Sale

32 Ferntree Road, Eaglehawk Neck

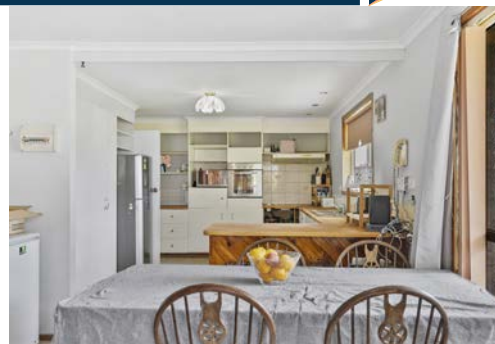
Built circa 1992 and having enjoyed updates since this large 4 bedroom property offers the ideal home for those who wish to avoid the hustle and bustle of the city or escape to the scenic lifestyle on offer in the Tasman Peninsula.

Enjoy a single story, level dwelling that includes an open plan kitchen and dining, spacious lounge and an office/study area with separate laundry. 4 great sized bedrooms all with built in robes and a large bathroom including spa bath, separate shower, vanity and storage.

\$600,000



[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](#)



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](#)



360 Brooker Highway, Moonah

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!

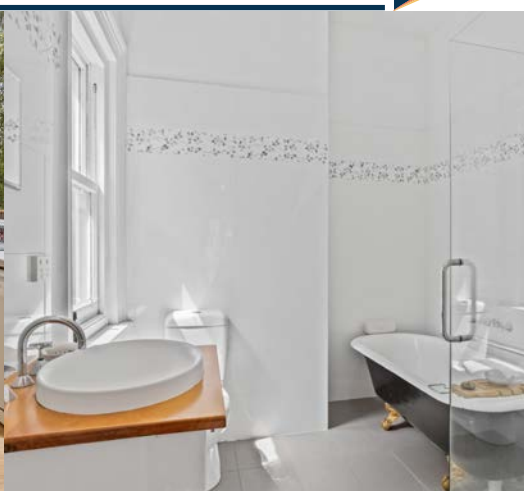
\$575,000



[See more details](#)



For Sale



6 Swan Street, North Hobart

Built in 1905 and neighbouring its sister houses, this property has loads of historic appeal melded with modern updates and functionality to suit any type of family.

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.

The downstairs area has an open style plan with a shower in the bathroom and access to the rear yard.



\$1,500,000



[See more details](#)



1/9a Coolabah Road, Sandy Bay

As you enter the property there are two main bedrooms both with built ins, on the second level is a third bedroom or office space, whichever you require, as well as the bathroom and separate toilet. The top level has a generous sized open plan living and dining area adjoining the kitchen.

Literally everything is a stone's throw away from this unit, Sandy Bay beach is a 12 minute walk away and offers shopping, cafes, a park and a wood fired pizza shop.



\$649,000



[See more details](#)

For Sale



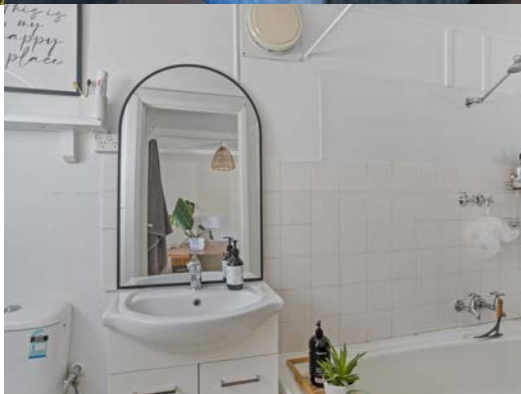
439 Huon Road, South Hobart

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 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

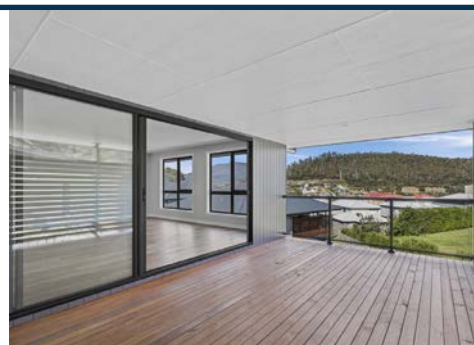


[See more details](#)

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](#)

1/515a Huon Road, South Hobart

Features & Benefits

- Quality carpet in bedroom and living room.
- Bedroom has new curtains and blinds along with a large floor to ceiling built-in wardrobe.
- Combined laundry and bathroom with shower, bath, vanity, mirror and toilet.



\$370/wk



[See more details](#)

For Rent

10 Church Street, Hobart

As you enter into the ornate hallway on the ground floor you will find the large formal lounge room with panel heating, separate formal dining room and spacious family kitchen with dishwasher and wood heating. From the kitchen area, you can access the balcony that overlooks the fully enclosed rear yard and there is stairwell access to the lower ground level which houses the second bathroom and the huge laundry/storage area.

Pets may be considered.



\$625/wk



[See more details](#)

1/301 Murray Street, North Hobart

Downstairs you will find the open plan spacious living area with storage cupboards and study nook, modern, functional kitchen with breakfast bar, plenty of cupboard and bench space and fridge, microwave & dishwasher, leading through to the dining area with sliding door access to the private fully fenced courtyard area. On this level there is also the separate laundry and powder room.



\$695/wk



[See more details](#)

13 Ingram Street, South Hobart

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



\$625/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](#)

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89 Brisbane Street, Hobart

The Week In Real Estate

Extract from Issue released 20 January 2024



Renovation Boom For 2024

Stabilising building costs mean many homeowners will renovate in 2024 according to the Housing Industry Association (HIA).

It says materials costs have not changed in the past quarter, but shipping costs have lowered, meaning overall it is not as expensive to buy materials to build or renovate. HIA chief economist Tim Reardon says with interest rates potentially being cut this year and the economy improving he thinks there may be an increase in renovation work.

“The ongoing growth in house prices is slowing, but prices have increased dramatically in the last four years,” Reardon says. “As a result, people will still continue renovating as the cost won’t be significant compared to the rising value of their homes.” Reardon says with the average price of a new approved house in the September quarter, up by 11.5%, he believes people will be keener to renovate than move.

“Since the pandemic, people spend more time at home, so in the course of the decade, renovations will continue to be high,” he says.



Rents Still Growing

In good news for landlords, while rental growth is starting to moderate new analysis shows they are still increasing.

Data from PropTrack shows dwelling rentals were up 1.8% over the December quarter nationally, with the median asking rent now \$580 per week.

Rental growth in the combined capital cities was 0.8% in the quarter with the median asking rent now \$600 per week. PropTrack economist, Angus, Moore says while rental growth is slowing, there is no sign that rents are decreasing.

He says record low vacancy rates mean rents will continue to rise for at least the next six months with a growing number of investors likely to bring more supply onto the market in the later stages of 2024.

According to SQM Research data, Sydney has the highest combined (houses and units) median asking rent of \$825 per week, followed by Perth, \$680 per week, Canberra and Brisbane, both \$640 per week, Melbourne, \$605, Darwin, \$590, Adelaide, \$570 and Hobart, \$520.



Market Will Be Stronger in 2024

Australia’s property market is tipped to be even stronger in 2024 than it was last year.

Propertyology managing director, Simon Pressley, says the regional markets still have plenty to offer and he predicts growth of 15% to 20% in some locations. He predicts the highest rates of capital growth this year will include Rockhampton QLD, Hahndorf SA, Bunbury WA, central Queensland, Port Lincoln SA, and Albany WA.

In capital city terms Pressley is forecasting Perth to chalk up growth between 13% and 18%, although he warns its lack of adequate economic diversity leaves its property market vulnerable to weak periods when China’s demand for commodities deteriorates. He says Brisbane growth will be between 9% and 13%, Adelaide between 8% and 12% and Sydney between 3% and 7%.

Darwin will start to improve this year according to Pressley, who predicts growth between 3% and 6%, while Hobart is forecast to grow between 2% and 4% and Melbourne between 0% and 3%.

Canberra is the only market he is predicting may experience a decline of up to -2%.

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](#)



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.

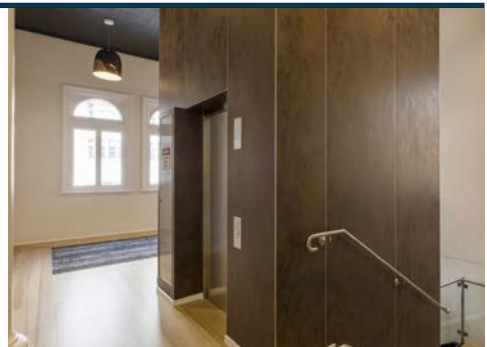
\$48,000 p.a +gross
+GST



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](#)

