

HOBART TASMANIA

Property Magazine

16 February 2024

FREE

PROPERTY
OF THE WEEK

439 Huon Road
South Hobart PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



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. All of this on a generous allotment of approximately 812 square metres.

A fantastic location within walking distance or short commute to Hobart CBD, Kunanyi (Mount Wellington), Sandy Bay and UTAS campus'. The historic suburb of South Hobart has much to offer in regards to local amenities, café and shops as well as walking trails, green spaces such as Cascade Gardens and facilities for indoor and outdoor sports.



\$ 980,000

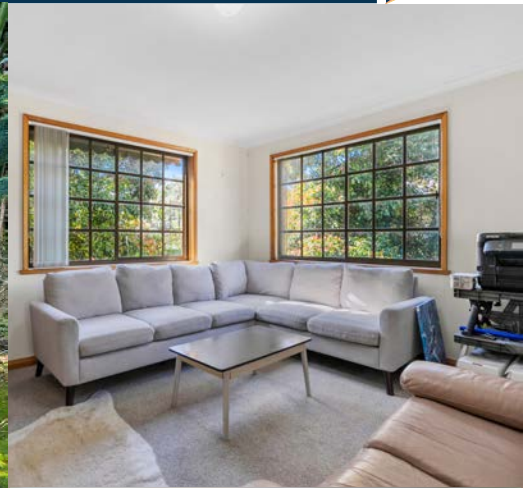
[See more details](#)



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



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.



\$625,000



[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



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.



\$399,000



[See more details](#)



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.



\$715,000



[See more details](#)

For Sale

312 Elizabeth Street, Hobart

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.

\$950,000



[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.

\$1,100,000



[See more details](#)



422 Elizabeth Street, North Hobart

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.

\$1,050,000



[See more details](#)



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



[See more details](#)



For Sale



360 Brooker Highway, Moonah

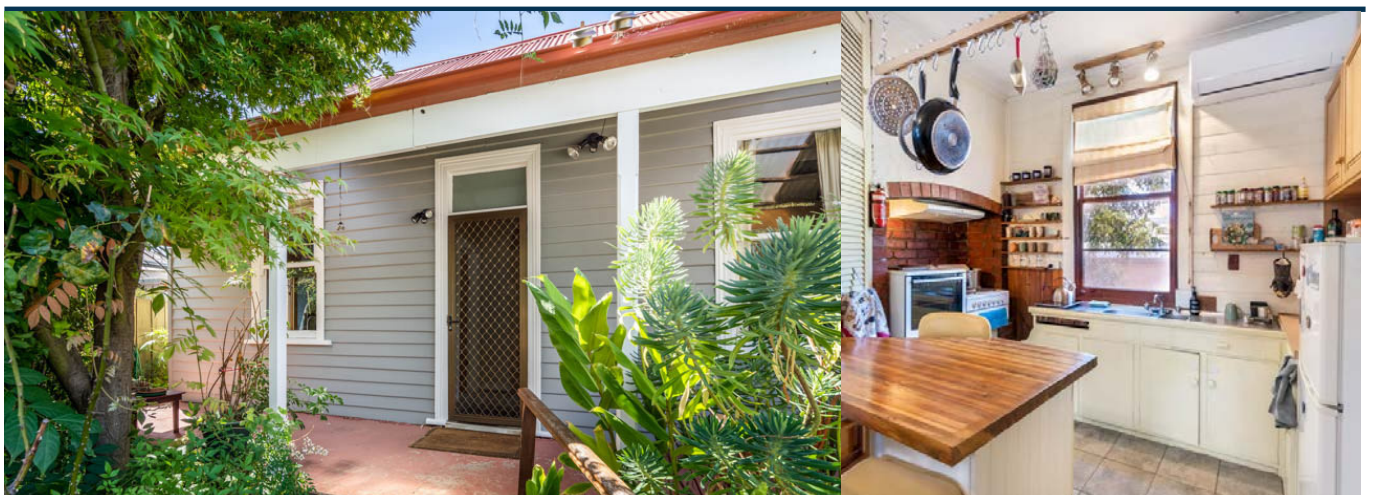
Enjoy 3 great sized double bedrooms and two bathrooms, both having been renovated. The main bathroom contains shower over bath, vanity, toilet and storage, whilst the second bathroom contains toilet, vanity and shower. An open plan kitchen, dining and lounge area enjoys plenty of space for entertaining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



\$549,000



[See more details](#)



1 Powell Street, Sandy Bay

The cottage boasts many original features including high ceilings and original floorboards. There are multiple living spaces – dining room, study/living room and a very pleasant sunroom.

The kitchen is dated but functional. The bathroom/laundry is home to a claw foot bath and shower; the toilet is separate.

The backyard is a surprise package with its huge lemon tree and garden beds. An old but large workshop takes up some of the space but provides lots of storage if required.



\$750,000



[See more details](#)

For Sale



7 Hadley Court, Lenah Valley

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 with:

A neat kitchen and open dining space

Spacious living area

Walk in robe in main the bedroom & a built in robe in second bedroom



Offers Over
\$349,000

Land: 1,612m²

[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. Outside you will love the fully fenced yard with established garden and lawn spaces giving incredible room to run and play for children and furry friends alike.



Offers Over
\$700,000



[See more details](#)

For Rent

9/7 Derwentwater Avenue, Sandy Bay

Located in a small, quiet, well maintained complex and within walking distance (or a short drive) to Utas Sandy Bay Complex, Sandy Bay Shopping Precinct and public transport. Upon entry you will find the recently updated eat in kitchen with plenty of cupboard space and sliding door access to the private, side/rear deck area, just perfect for entertaining. There are two double bedrooms, both with built in wardrobes and a separate study/formal dining area, spacious light filled, living room with electric heating and separate bathroom, toilet and laundry areas.



\$565/wk



[See more details](#)

5 Colville Street, Battery Point

Upon entry, you enter into the separate living room with new carpet, plantation shutter and gas log fire heating, leading through to the eat in kitchen with beautifully polished floorboards, small wood heater and there is access from here to the fully maintained rear courtyard and shared clothesline area.



\$475/wk



[See more details](#)

2/19 Macfarlane Street, South Hobart

This delightful 3-bedroom house offers a perfect blend of comfort, convenience, and charm. Located in the heart of South Hobart, this property is surrounded by the vibrant energy of the neighbourhood and provides easy access to a range of amenities.

The property includes secure parking, providing peace of mind and convenience for residents with vehicles and also includes a 3x3m shed.



\$650/wk



[See more details](#)

2/136 Roslyn Avenue, Blackmans Bay

Downstairs features a bedroom and study/rumpus which could also be utilised as a third bedroom if required. Both of these rooms feature built-in robes, and the study/rumpus has sliding door access to the backyard. The main bathroom is also on this level along with a powder room and the laundry, which has a large amount of storage. To finish off the lower level there is a single remote control garage with additional storage space at the rear and internal access.



\$520/wk



[See more details](#)

For Rent

44 Maranoa Road, Kingston

If you're looking for space and privacy in the heart of Kingston then this three bedroom family home is just what you need. Only a short drive or walk from the centre of Kingston's shopping precinct, and close to schools and transport, the house is situated down a long and gated driveway, making it private and also ensuring that parking is never an issue!

The back yard is larger than expected and perfect for the kids to play outdoors, with a large deck perfect for summer BBQs and entertaining.



\$525/wk



[See more details](#)

339 Nelson Road, Mount Nelson

- Plenty of space and a flexible floorplan so the property can be set up in different ways
- The kitchen has been updated since the original build which overlooks the small internal hot house with ample storage, with easy access to the areas of the house
- Wood Heater and Heat Pump
- Large Block: With plenty of outdoor space



\$480/wk



[See more details](#)

52 Acton Crescent, Goodwood

On a large block with a flat fully fenced backyard is this part renovated three bedroom home. Capturing plenty of sun and with a heat pump and panel heaters to keep you warm in winter it has plenty of appeal and would suit a family. It has only had two owners so has been well maintained and cared for.

The main bedroom is large and has mirrored built-in robes, while the other two bedrooms are both a generous size with private aspects.



\$495/wk



[See more details](#)

21/7 Trillick Court, Sorell

This near new, single level, three bedroom, two bathroom villa within a newly established complex. Boasting a contemporary layout and design including deck and yard area and quality appliances, this home has everything you could ask for.

The home comprises of three bedrooms, two with built-ins and master with walk-in robe and ensuite, laundry, storage space and a light filled and open kitchen, dining and living space.



\$535/wk



[See more details](#)

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Sold Smartre
sale



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89 Brisbane Street, Hobart

Article

The Week In Real Estate

Extract from Issue released 10 February 2024



We're Borrowing More

Rising property prices mean we are borrowing more than ever to finance our dreams of homeownership according to the latest ABS Figures.

Queensland's new record home loan size is now, \$572,439, South Australia, \$519,478, and Western Australia, \$509,275. The amount being borrowed dropped in Victoria by almost \$25,000 to \$613,018 and it was slightly down in New South Wales to \$785,405 (it peaked at \$803,235 in January 2022).

According to the ABS, there have been 732,385 mortgages refinanced since interest rates began rising. Australians are borrowing more to keep up with rising prices according to PropTrack senior economist Angus Moore. He says prices will continue to rise in 2024, although potentially at a slower pace than in 2023.

"A more stable interest rate environment, coupled with ongoing population growth and a low level of new building activity, will support home price growth this year," Moore says. The median value of all dwellings in capital cities in Australia is more than \$800,000 while nationally the median value of homes and units is \$760,000, according to PropTrack.

Transaction Numbers Rise

The number of properties changing hands is on the rise despite the low level of listings, according to data from property settlement platform PEXA.

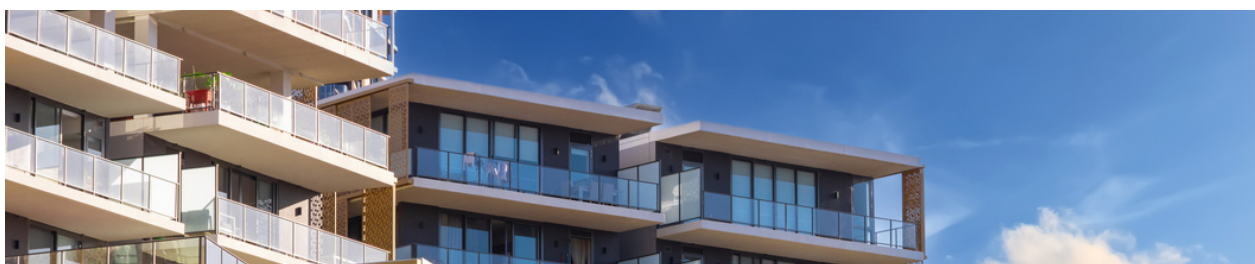
Its latest Property Insight Report, says the December quarter recorded the highest number of property transactions of any quarter during 2023. The report says more than 670,000 properties were bought and sold in Australia last year, worth a combined value of around \$613 billion.

Residential settlement volumes grew across all price levels in the second half of 2023 with nearly \$50 billion of residential property settled in December.

PEXA head of research Mike Gill says the increase in sales at the end of the year, shows that buyer confidence is returning.

"Sales volumes are likely to recover further during 2024," he says.

"Particularly if inflation decelerates, we could expect the RBA to keep interest rates on hold, and eventually cut them." The report shows that settlements are up for properties worth more than \$1 million and for those below \$500,000.



Units Will Outperform Houses

Unit price growth is tipped to outperform house price growth as demand for more affordable housing drives more buyers to the unit market.

CoreLogic research director Tim Lawless says it's logical to expect more demand will start to focus on the unit sector.

Analysis of unit price growth shows values are up by 120% in Melbourne, 115% in Sydney and 81% in Brisbane over the past 20 years.

Lawless says undersupply is likely to push up unit prices further in the coming years. He says previously an oversupply of units meant the asset did not grow substantially in value for some time.

He believes unit price growth in the East Coast capitals will continue and that Sydney's unit markets will be the outperformers over the next decade as housing affordability worsens and the number of new units approved falls further.

"Approved unit supply over the 12 months to November last year was tracking 26.4% below the decade average, suggesting the unit sector is likely to be undersupplied, at least over the medium term," he 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](#)



145 Liverpool Street, Hobart

Located in the heart of the CBD, 145 Liverpool Street offers a fantastic retail opportunity with ample storage presented with high foot traffic. Ideally situated among; cafes, retail, and office buildings, this tenancy offers an impressive glass frontage in a high exposure location.

Contact Agent



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.

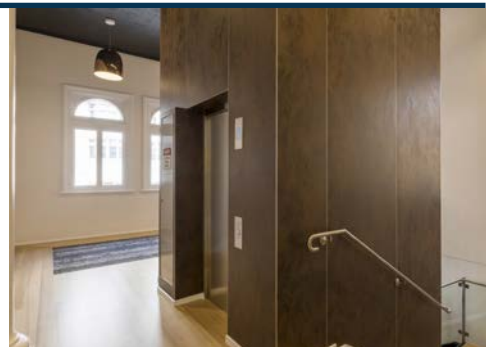
\$48,000 p.a +gross
+GST



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](#)

