

HOBART TASMANIA

# Property Magazine

23 February 2024

FREE

PROPERTY  
OF THE WEEK

## 130 Fairy Glen Road Collinsvale PAGE 2



Edwards Windsor

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

# Property of the Week



## 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.

The main dwelling contains 2 larger bedrooms complete with large built-in robes, whilst the 3rd offers a single bedroom or office space also with a built-in robe. The lounge, dining and kitchen areas enjoy the comforts of both electronic air conditioning & heat pump, as well as the incredible warmth and soul offered by a wood heater. Blockout blinds throughout the rooms continue to create greater comfort for light filtering and temperature control combined with insulation in walls and ceiling. The kitchen contains great bench space and ample cupboards and drawers with ability for a plumbed in fridge as well as a walk-in pantry space.

**\$1,100,000**

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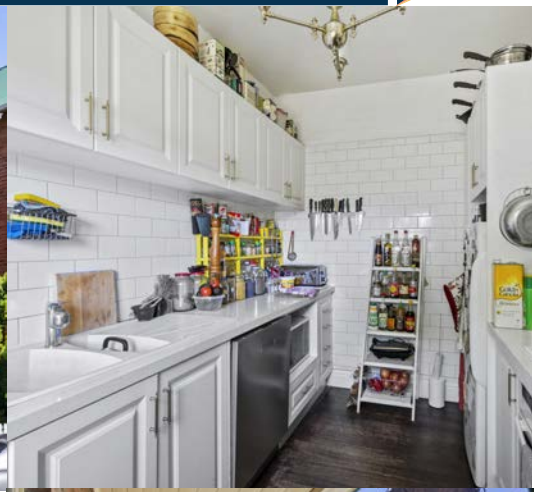


[See more details](#)

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



## 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.



**\$899,000**



[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. 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!

**\$715,000**



[See more details](#)



# 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](#)



## 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.



Offers Over  
**\$299,950**

**Land: 1,612m<sup>2</sup>**

[See more details](#)

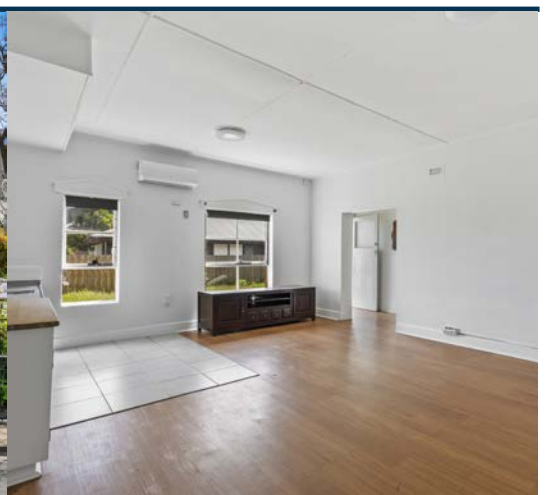
# For Sale



## 439 Huon Road, South Hobart

Offered for sale in an envious position and sizable lot is 439 Huon Road, South Hobart. An incredible opportunity for savvy investors or developers that offers a property with 3 flats on a single title, all of which are tenanted and offer good return with ample opportunity for further development and additional flat(s) subject to council approval.

A 2 bedroom and 1 bedroom flat split the top level with a 1 bedroom flat covering the ground floor.

**\$980,000**
[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 tenantable space or room for mum and dad with level access and great sized bedrooms.

**\$500,000**
[See more details](#)


# For Rent

## 1/75 Augusta Road, Lenah Valley

If you are looking for some style and quality along with plenty of living space, then you should have a long look at this, highly affordable and secluded two-bedroom apartment.

The property is situated up a short laneway and has been renovated to a very high standard, inclusive of quality flooring, window furnishings, double glazing, new bathroom and kitchen.

Sorry, but most pets will be unsuitable for this residence.



**\$450/wk**



[See more details](#)

## 1/5 Fiani Court, Kingston

The unit comprises of a spacious, light filled living room with a heat pump, adjoining the kitchen /dining with plenty of cupboard and bench space and from here, sliding door access to the side yard/carport area. There are two bedrooms, the main having the walk in wardrobe and the second with the built in robe. The bathroom has a separate shower and bath and both the toilet and laundry areas are also separate.



**\$470/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.



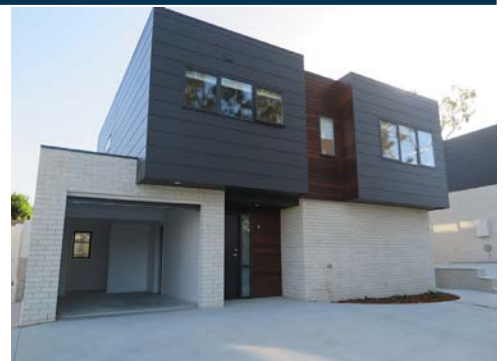
**\$650/wk**



[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

## 52 Acton Crescent, Goodwood

The main bedroom is large and has mirrored built-in robes, while the other two bedrooms are both a generous size with private aspects. The main living room has floorboards and is adjacent to the kitchen / dining area. The bright kitchen has been replaced and is modern and easy to care for with a Smeg oven, gas cooktop and dishwasher. The bathroom has a shower only and there is a separate garage for your car or for added storage.



**\$480/wk**



[See more details](#)

## 1/145 Sandy Bay Road, Sandy Bay

This apartment offers the very best of city living. With separate living, dining and lounge, 2 sizeable bedrooms, and large undercover rear balconies for entertaining. There is an internal laundry in the main bathroom. This property is convenience, security and comfort all in one.

Due to an overwhelming number of enquiries, we recommend submitting your application as soon as possible to avoid disappointment.



**\$450/wk**



[See more details](#)

## 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.



**\$595/wk**



[See more details](#)

## 2/61 Derwentwater Avenue, Sandy 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.



**\$470/wk**



[See more details](#)

# 10

## Property Pitfalls

*How to Avoid Underselling your Greatest Asset*



# GET A FREE COPY OF OUR E-BOOK

This is the must have book if you're considering selling your property in 2024.

For a limited time, receive a **FREE** copy of our booklet **10 Property Pitfalls: How to Avoid Underselling your Greatest Asset**.

This booklet contains vital information which will ensure you sell your property for the highest price possible in today's market.



**Edwards Windsor**

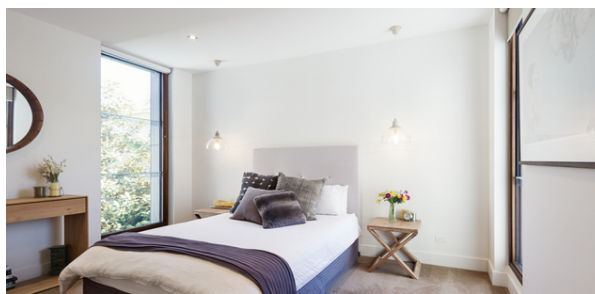
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# Article

## The Week In Real Estate

Extract from Issue released 17 February 2024



### Stage 3 Impact On Market

Stage 3 tax cuts could increase a buyer's borrowing capacity by more than \$57,000.

Modelling by Rate City shows buyers will need to borrow at capacity to feel the full effect of the tax cuts.

RateCity research director Sally Tindall says their modelling shows a single person earning \$100,000 could increase their borrowing capacity by \$21,100 while a couple earning \$100,000 and \$150,000 could borrow up to \$57,100 more.

Although increased borrowing capacity would be enticing to many, Tindall says their research shows using the extra money to pay down an existing mortgage will make the money go further.

"If you can put that money into your mortgage, it will save you thousands over the life of your loan and potentially shave years off," she says.

She says when there is a financial boost across the board it is the sellers who will benefit the most as buyers' budgets will have increased and everyone trying to buy suddenly has a larger budget.

### Short Term Not Hurting Market

There is no strong correlation between the number of homes used for short-term rentals and rental affordability or vacancy rates, according to a report on the market.

An Urbis report on the short-term letting market for Airbnb says only 1% to 2% of Australia's housing stock is used for short-term rentals. It blames the housing shortage on other factors including lack of supply and interest rates.

The report says the short-term rental accommodation sector has no consistent impact on housing affordability. Airbnb Country Manager for Australia and New Zealand, Susan Wheeldon, the impact of the short-term rental sector on housing is minimal and is far more limited than suggested by some.

The report says 67% of their Australian hosts listed their homes to help them combat financial pressures.

Urbis Regional Director NSW, Princess Ventura, says the study suggests that addressing housing affordability in Australia requires a multifaceted approach with any potential solutions needing to address the larger systemic issues driving the crisis.



### More Units The Solution

Encouraging developers to deliver more units in regional areas could help regional towns cope with growing populations, the Mater Builders Association has told a national housing summit.

MBA chief executive, Denita Wawn, told the national regional housing summit in Canberra that not everyone moving to the country is looking for a house with a large block of land.

The summit was hosted by the Regional Australia Institute (RAI) which says there is an increasing demand for workers in regional areas but there is not the accommodation to house them.

Its analysis shows median values are now more than \$605,000 in the regions and vacancy rates are 1.2%.

The RAI called for the Federal Government to apportion 40% of Housing Australia Future Fund (HAFF) funding to regional areas.

It wants the fund to aim to build 450,000 of the homes of its 1.2 million target in regional Australia.

Anglicare executive director Kasy Chambers says regional housing is no longer more affordable than the cities.

# 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, 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.



**\$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 and unwind after a busy day.



**\$399,000**



[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](#)

## 10 Fords Road, Geeveston

This peaceful, near level residential block of 796m<sup>2</sup> with water, power, NBN already in place is waiting for you to build the home of your dreams.

Geeveston is the gateway to the Hartz Mountains National Park, and this block is located within easy walking distance to amenities including schools, cafes, shops, bus stops, and the popular Heritage Park.



**\$175,000**

**Land: 796m<sup>2</sup>**

[See more details](#)

# For Rent

## 1B Suncoast Drive, Blackmans Bay

This 3 bedroom villa is conveniently located close to a park, schools, shops, beach and shopping centre of Blackmans Bay. Master bedrooms feature built-in robes and the home is complete with a reverse-cycle air conditioner, making it comfortable all year round.

Outside you'll find a garden shed for additional storage, low maintenance yard, and the courtyard is perfect for enjoying a cup of tea and relaxing in the sun.



**\$500/wk**



[See more details](#)

## 2 Grahams Creek Road, Broadmarsh

- 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



**\$550/wk**



[See more details](#)

## 2/115 Arthur Street, West Hobart

Nicely nestled up away but in a prime location is this 2 bedroom unit with stunning views overlooking West Hobart.

Brand new carpet throughout, 2 double bedrooms (1 with built-ins), Second toilet on entry/living level.

Sorry no pets are considered.



**\$420/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](#)

# 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

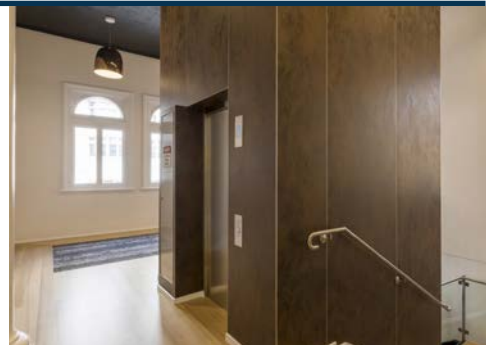
[See more details](#)

## 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](#)