

HOBART TASMANIA

Property Magazine

9 February 2024

FREE

PROPERTY
OF THE WEEK

5/165 Campbell Street Hobart PAGE 2



Edwards Windsor

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

Property of the Week



5/165 Campbell Street Hobart

Conveniently located on the fringe of the city and within walking distance the CBD and North Hobart Restaurant Strip this studio offers an excellent opportunity for owner occupiers and investors alike.

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, sip a cup of coffee, read a book or simply soak up some sun.

This property offers a solid starting point for someone looking for a city bolt-hole before escaping to the countryside on weekends, those who fly in and out of Hobart on a regular basis or savvy investors.



[See more details](#)

\$399,000



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

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](#)



8 Ewens Court, Glenorchy

A spacious family home nestled in a quiet cul-de-sac on the hill bordering west moonah, 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.

\$549,000



[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](#)

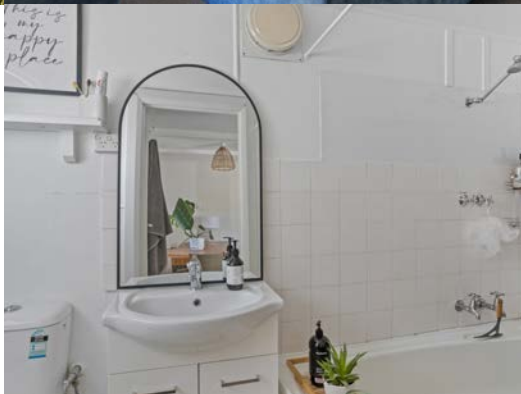


For Sale



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.



Block of Units
\$980,000



[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.

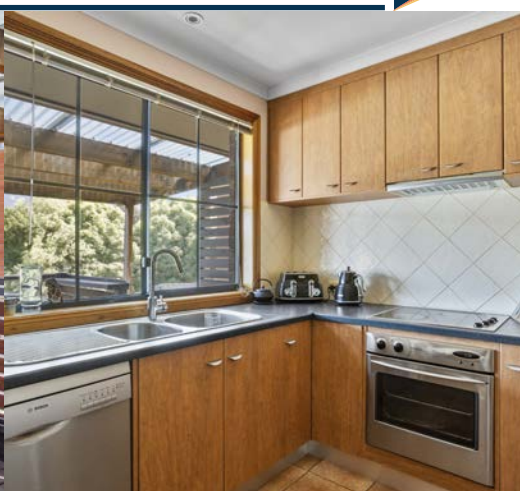


Offers Over
\$845,000



[See more details](#)

For Sale



8 Cranswick Court, Lenah Valley

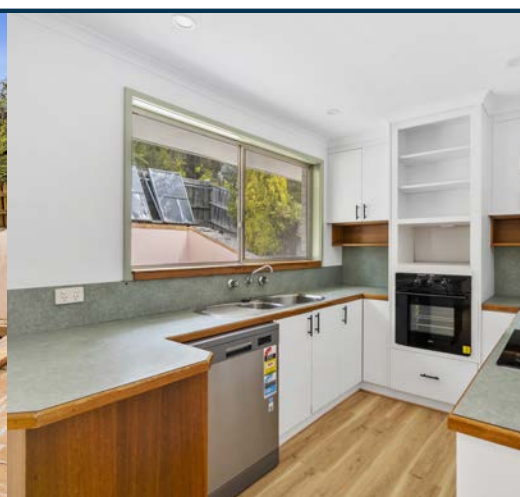
Enjoy an open plan kitchen and dining space that flows on to the rear deck and into the pleasant backyard. Great sized lounge room and 3 bedrooms, all with built in robes, offers comfort and space for private and family areas. A spacious bathroom containing shower, separate bath and vanity, with a separate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



Offers Over
\$700,000



[See more details](#)



5 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](#)

For Sale



360 Brooker Highway, Moonah

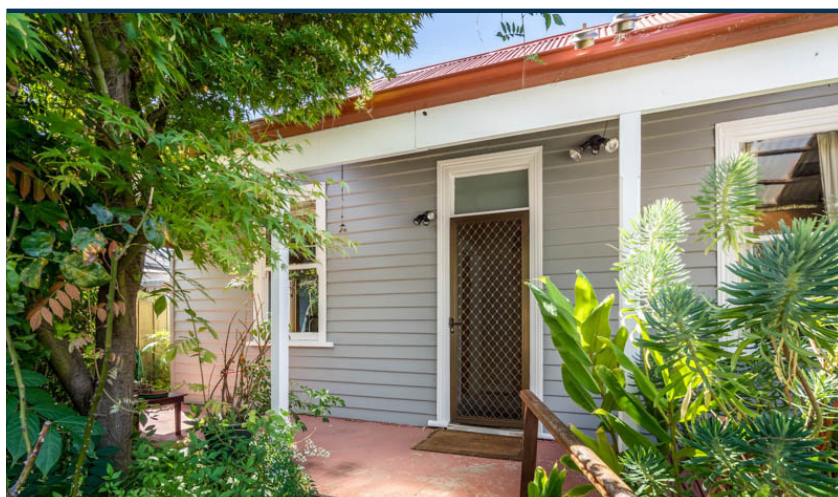
Enjoy 3 great sized double bedrooms and two bathrooms, both having been renovated. The main bathroom contains shower over bath, vanity, toilet and storage, whilst the second bathroom contains toilet, vanity and shower. An open plan kitchen, dining and lounge area enjoys plenty of space for entertaining 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.

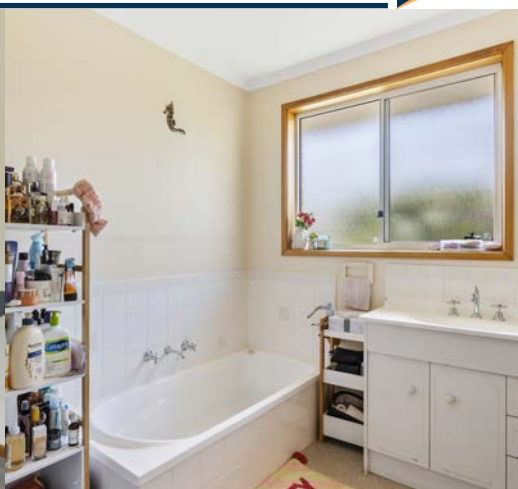


\$750,000



[See more details](#)

For Sale



3/14 Sheoak Court, Kingston

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

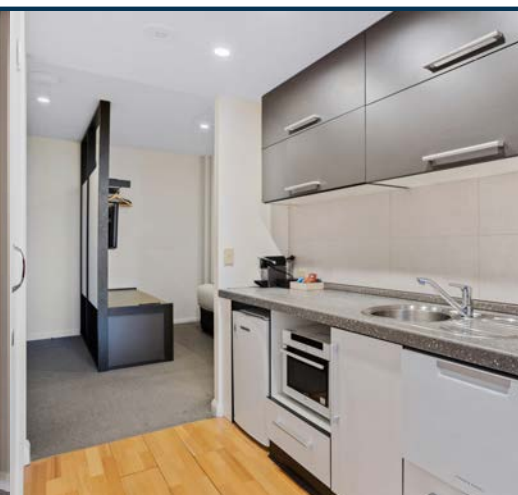
Walk in robe in main the bedroom & a built in robe in second bedroom



\$474,000



[See more details](#)



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, toilet and laundry connections



\$425,000



[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](#)

14 Bradman Street, Clarendon Vale

The home comprises of a spacious, light filled, open plan living/dining area with heat pump and sliding door access opening out onto the rear deck and fully fenced very well maintained rear garden area, modern kitchen with breakfast bar and plenty of cupboard space, dishwasher, under bench oven & hotplates. There are three double bedrooms, two with built in wardrobes and the main bedroom with walk in wardrobe and ensuite.


\$520/wk

[See more details](#)

2/58 King Street, Bellerive

This delightful property offers a perfect blend of comfort and convenience, just minutes away from the local beach, shops, and the renowned Blundstone Arena.

- Two spacious bedrooms both with built in robes
- Modern kitchen with sleek finishes
- Well-appointed bathroom and laundry


\$465/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](#)

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](#)

2/136 Roslyn Avenue, Blackmans Bay

This two-storey town house offers stylish living in a sought after location. With quality fittings and design throughout, the property offers a low maintenance lifestyle for busy professionals.

Downstairs features a bedroom and study/rumpus which could also be utilised as a third bedroom if required. Outside there is a fully fenced backyard with artificial lawn for easy maintenance.



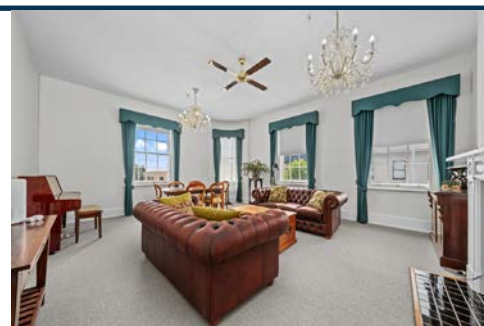
\$520/wk



[See more details](#)

1/194 Macquarie Street, Hobart

Welcome home to your stylish sanctuary in the heart of Hobart! This newly renovated 2-bedroom unit offers a perfect blend of modern design and comfort. With fresh paint and brand-new carpets, this space exudes a contemporary and stylised look that will make you feel right at home.



\$550/wk



[See more details](#)

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Sale



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89 Brisbane Street, Hobart

Article

The Week In Real Estate

Extract from Issue released 3 February 2024



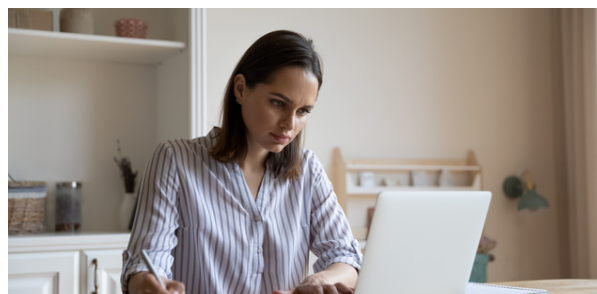
Coastal Properties Hold Values

More than a third of Australia's regional coastal markets have property prices at record highs.

Analysis of 368 coastal markets, at least 50km from the nearest capital city, shows the top performers in 2023 were: Bouvard (WA), Mulambin in Central Queensland and Port Vincent (SA). CoreLogic research director Tim Lawless says the markets which recorded significant value growth tended to be the more affordable ones, with all top 20 suburbs having median values well below \$1million.

"The past 12 months have seen markets that offer a combination of value and lifestyle attributes, such as commuting distance to a major city, great beaches, and quality housing at a more affordable price point, outperform more well-known areas," Lawless says.

"Suburbs in areas such as Western Australia and more northern regions of Queensland where it's still possible to make a sea change for less than \$1 million were the strongest performers last year. Although home values in these regions are mostly at record highs, they remain relatively affordable for sea changers selling out of more expensive metro markets."



Where To Find Rentals

Tenants are continuing to struggle to find rentals in much of Australia but new data shows where they have a fighting chance.

PropTrack senior economist Eleanor Creagh says since 2021, rental market conditions have tightened considerably in inner-city suburbs, particularly in Sydney, Melbourne and Brisbane.

But she says for those who can work from anywhere, there are suburbs with vacancy rates that are much higher than the national vacancy rate of just 1%.

Taylor, north of Canberra has the highest vacancy rate of 14.7% while in NSW tenants will find it easier to secure something in Berridale (9.7%).

On Melbourne's fringe, the highest vacancy rates are in Eynesbury (5.96%), Queensland mining town Dysart has a vacancy rate of 13%, while in Western Australia, outback town Newman's vacancy rate is 11.3%.

"Regional renters have since seen more stable market conditions, and in some regions easing conditions as those population flows have reversed," Creagh says.



Regional Housing In Demand

Regional housing is in demand with capital city to regional relocations still almost 12% above the pre-COVID average.

And according to the Regional Australia Institute (RAI), a further 3.5 million people have reported a desire to move regionally.

A regional housing summit will be held in Canberra next month to discuss the issues affecting the regional housing market.

RAI CEO Liz Ritchie says Australia's regional communities are dealing with low vacancy rates and a lack of supply.

She says regional populations will continue to rise as more people seek a more affordable location to live and work.

"The surge in people, combined with strong regional job growth and the role regional Australia will play in the nation's transition to net zero, are putting pressure on regional housing like never seen before," she says.

Ritchie says an important consideration is that there is no one-size-fits-all solution to housing issues in regional Australia.

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](#)