

HOBART TASMANIA

# Property Magazine

27 February 2026

FREE

PROPERTY  
OF THE WEEK

3 Fig Place,  
GEILSTON BAY PAGE 2



Edwards Windsor

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

# Property of the Week



## 3 Fig Place, Geilston Bay

Set high upon the hillside in a peaceful pocket of Geilston Bay, this beautifully presented three-bedroom home offers the perfect balance of modern comfort and serene natural surrounds.

Step inside to discover a light-filled interior with a fresh, contemporary feel. The spacious open-plan living and dining area captures an abundance of natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining. Timber features and quality finishes enhance the sense of calm and style throughout.

The modern kitchen is thoughtfully designed and the three well-proportioned bedrooms provide comfortable accommodation with pleasant outlooks.

Outdoors, enjoy the feel of a bush setting within suburbia all just moments from local amenities and a short 15 minute drive to the city and CBD.



Smartre Sale  
\$1,300,000+



3



2



4

[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



## 119 York Street, Sandy Bay

Positioned in the heart of sought-after Sandy Bay is this contemporary family home that offers comfort, space and exciting future potential. Set on a comfortable 585 square metre allotment, the property provides scope for further development or enhancement, subject to relevant approvals. The home features a flowing and functional floor plan, ideal for modern family living. Light-filled living areas, a rear deck with views of the mountain and an undercover carport are also features.



Smartre Sale \$1,350,000

4    
 2    
 1

[See more details](#)



## 49/1b Bournville Crescent, Claremont

Welcome to an exceptional lifestyle opportunity in the prestigious Cadbury Estate, perfectly positioned alongside the beautiful Claremont Golf Course and Claremont Bowls Club. With picturesque river views and serene surrounds, this contemporary apartment offers the perfect balance of lifestyle, comfort and convenience. Property highlights include three spacious bedrooms, two stylish bathrooms, open plan living and dining area, modern kitchen, timber verandah capturing tranquil river views and two car spaces.



Smartre Sale \$740,000

3    
 2    
 2

[See more details](#)

# For Rent

## 2B Bera Street, Hobart

Positioned just a short walk from the Hobart CBD this unique, stylish, modern conjoined townhouse offers low-maintenance living in a highly sought-after location and is one of only two properties on the block. Downstairs features a light-filled open-plan kitchen and living area, designed for comfort and functionality. A separate powder room adds convenience, while the concealed laundry comes complete with a washing machine. Upstairs, two well-sized bedrooms both include built-in robes. The main bathroom features a separate shower and skylight. A small front courtyard provides a pleasant outdoor area to enjoy.

\$570/wk



[See more details](#)



## 2/110 Gordons Hill Road, Lindisfarne

Located just a short drive from Eastlands Shopping Centre, local shops, schools and transport this beautifully presented family home includes a functional kitchen, spacious open plan living area with reverse cycle air-conditioner and sliding door access to the rear deck & easy care courtyard area. There are three bedrooms, two with built in wardrobes and the main having a walk in wardrobe and ensuite with double vanity unit. There is also a remote control double garage.

\$660/wk



[See more details](#)



## 2/97 Woodcutters Road, Tolmans Hill

Private and removed from the bustle of the city yet with ease of access to all essentials, this will be the perfect home for a growing family or young professionals looking for a high-quality retreat. This three bedroom home has a large modern kitchen, open living area and deck, and access to the complex's pool facilities as well as secondary bathroom with bathtub, large flat rear yard with small patio and double garage plus off street parking.

\$800/wk



[See more details](#)



## 306 Park Street, New Town

This well-presented family home is ideally positioned just minutes from local services, schools, the popular North Hobart restaurant strip and the Hobart CBD. Inside, the versatile floor plan includes three bedrooms, two with built-in robes and the third could also be utilised as a work from home space or a formal living area. Outdoors, enjoy a covered private deck ideal for entertaining. There is a secure garage under the house suitable for one vehicle or extra storage.

\$630/wk



[See more details](#)



# For Rent

## 4/1 Fisher Avenue, Sandy Bay

Located in a highly desirable Sandy Bay position, this well-presented two bedroom unit offers comfortable, low-maintenance living with the bonus of a recently renovated kitchen and bathroom. The light-filled living area provides a welcoming space to relax, while the updated kitchen features modern finishes and excellent functionality. Both bedrooms are well proportioned, and the renovated bathroom adds a fresh, contemporary feel to the home. Set within a quiet complex, the unit is ideally positioned close to Sandy Bay's amenities and the CBD.

\$500/wk

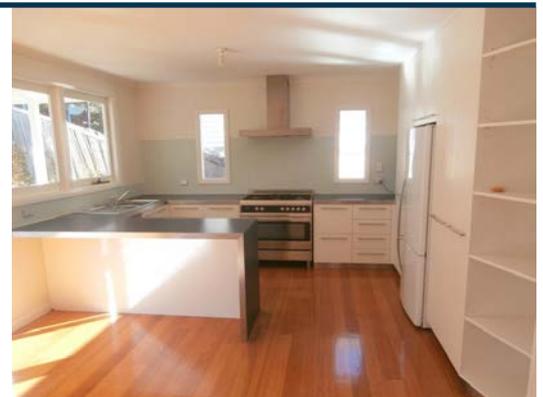


[See more details](#)

## 33 Shoobridge, Glebe

Located just minutes from Hobart's city centre and within easy walking distance of the Hobart Aquatic Centre, Hospital and the waterfront, this versatile 3-4 bedroom home is designed to adapt to your needs. From the moment you step inside, you'll appreciate the flexible floor plan, modern finishes, and light-filled spaces that make this home both comfortable and practical. With generous storage, multiple living options, and a lovely outlook of Hobart and Mount Wellington, this home delivers convenience, warmth, and lifestyle in equal measure.

\$620/wk

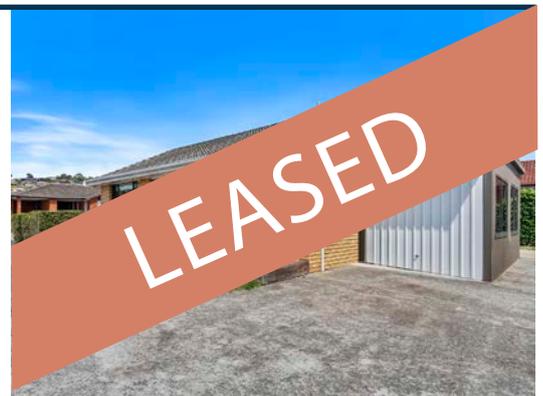


[See more details](#)

## 1/32 Wariga Road, Glenorchy

This unit is situated at the front of a level block and is one of two units. The key features include open plan living, dining and kitchen, two bedrooms both with built ins, Jack and Jill bathroom, separate toilet and laundry room and lots of storage. There is a garage with access to inside the unit plus an extra off-street parking space beside it. This property is located within walking distance to local shops and public transport. There is also a gardener who maintains the property.

\$475/wk



[See more details](#)

## 64 Hobdens Road, Cambridge

This delightful two-bedroom home is wonderfully situated, amidst a scenic and tranquil bush setting. The home has had a recent makeover, being freshly painted inside with an extended deck off the living room to capture the amazing outlook. Property includes a workshop and a separate large storage shed, along with plenty of parking to accommodate a variety of vehicles.

\$520/wk



[See more details](#)

# Which of these Real Estate Agents would you hire?



Don't get caught up in asking superficial questions.

Get the booklet that shows you the best 8 questions to ask any potential agent.



# Article

## From observation to action: what International Study Tours change back home

Article published via Property Council of Australia, February 2026

**Property Council International Study Tours are designed as a professional development program centred on planning, innovation and urban development. For Frank Hageali, the value is not the passport stamp. It is the behind-the-scenes access, the candour and the clarity you bring back to decisions at home.**

### The value of seeing it for yourself

There is no shortage of reports, trend decks and case studies in property. You can learn a lot without leaving your desk. But some insights do not travel well on paper.

That is the gap Property Council International Study Tours are built to fill – they are a holistic professional development program, centred around planning, innovation and urban development, offering access to ambitious buildings and the chance to connect with and learn from progressive leaders and thinkers across the global property industry.

For Frank Hageali, Executive Director, Risk and Investments at Zagga, that proposition is exactly the point. He joined Study Tours to “see what challenges there are in other jurisdictions and what innovations are being considered and implemented” across both public and private sectors.

In other words, it is not tourism. It is fieldwork.

### Why desktop research only gets you so far

The difference, Frank Hageali says, is the ability to go behind the scenes and understand why outcomes landed the way they did.

On tour, delegates get a “behind the scenes look at buildings” and hear, directly from “planners, builders, developers, investors, operators”, what decisions were made and what trade-offs were accepted along the way.

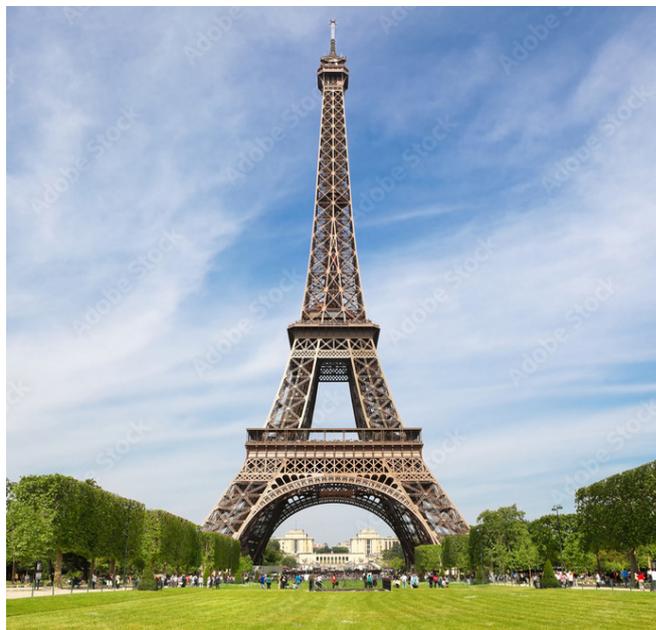
That matters because the reasons projects succeed or fail are often buried in the delivery details: planning conditions, community expectations, feasibility pressure, operational realities and the way government settings can speed up or stall progress.

It also delivers something that is difficult to replicate remotely: candour. When you are in the room, walking sites, asking questions and comparing notes with peers, you move faster from theory to judgement.

### The big lesson: our challenges are more shared than we admit

Across the tours he has taken, Frank Hageali's most valuable insight is disarmingly simple: “We all have similar challenges.”

Planning bottlenecks. Making projects feasible. The role of government in assisting or hindering delivery. These themes repeat across markets, even when the planning system,



politics and urban form differ.

That shared reality is useful. It turns local frustration into a solvable problem. If other places are navigating the same constraints, then there are lessons, shortcuts and proven moves we can adapt.

He also notes that some local conditions are genuinely distinctive. In Paris, for example, he observed “a more concentrated ‘heritage’ component restriction in what planners can and can't do.”

The take-out is not that one system is better. It is that perspective sharpens judgement.

### What changed back home: affordable housing is now mainstream

Study Tours are only worth the time if they change something afterwards.

For Frank Hageali, the shift was clear. What surprised him most was that “affordable and social housing components in planning and developing is here to stay and is forming part of mainstream projects in any location.”

That translated into a concrete change in thinking back in Australia: “The intervention of government in updating planning policies to provide added bonuses to developers if they include affordable and social housing in developments has paved the way for a change in the design process across various jurisdictions. This is evident in the recent tour cities of NYC, London and Paris.”

For many delegates, this is where the return becomes real. You do not just collect ideas, you calibrate your expectations of what good looks like and what is coming next.

# For Sale

## 1/106 Redwood Road, Kingston

This well-presented, low maintenance unit is an ideal opportunity for investors, first home buyers, or downsizers alike. Inside, the unit features a comfortable living space, a practical kitchen, thoughtfully laid out bathroom with bath and a separate toilet. Both bedrooms are of good size and include built-in wardrobes. Outside offers undercover parking, an easy-care yard and a storage shed for extra practicality.



Smartre Sale  
\$575,000



[See more details](#)

## 27 View Street, Sandy Bay

This property offers a rare opportunity to secure a large home with endless possibilities. Currently configured as two separate flats - a 3 bedroom 1 bathroom flat at the front, with a 2 bedroom 1 bathroom flat at the rear - there is flexibility for dual tenancy to earn income from one. The home could also easily be reverted back into a grand single residence (subject to relevant approvals).



Smartre Sale  
\$1,030,000



[See more details](#)

## 76 Bayfield Street, Bellerive

This home captures all day sunshine and frames a stunning, uninterrupted outlook to Kunanyi/Mt Wellington. Upstairs features three bedrooms, a kitchen, family bathroom and sun filled living room. Downstairs reveals a spacious second living area, an additional bedroom and its own bathroom perfect for guests, a private retreat or the chance for a self contained space (subject to relevant approvals).



Smartre Sale  
\$900,000+



[See more details](#)

## 25 Antill Street, South Hobart

Nestled on the fringe of the city, this charming 3-bedroom brick home offers the perfect blend of character, comfort, and convenience. This property features three spacious bedrooms, disability and aged care friendly bathroom, neat kitchen, low maintenance gardens, secure lockup storage shed, off-street parking and the opportunity to conduct business due to the properties Urban Mixed Use zoning.



Smartre Sale  
\$890,000+



[See more details](#)

# For Lease



## Level 1/130 Macquarie Street, Hobart

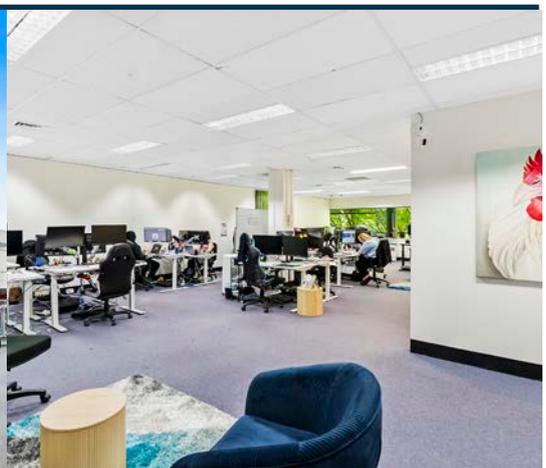
This tenancy provides a fantastic opportunity to secure a prime first floor office/professional space with lift access in an exceptional Heritage building in the heart of Hobart’s CBD. The property offers an ideal environment for a range of business uses with a practical layout, fantastic natural light, kitchenette and toilet and shower facilities

**\$40,000** +outgoings  
+GST

**ZONE** Office



[See more details](#)



## Level 1/ 370 Main Road, Glenorchy

Fantastic first floor premises prominently located in the heart of Glenorchy’s commercial precinct comprising inviting office accommodation with a number of individual office rooms, meeting, boardrooms, staff rooms with kitchen and toilet amenities.

**Contact Agent**

**ZONE** Office



[See more](#)

# For Lease



## 2/1 Coffee Court, Huntingfield

This brand new warehouse unit located in Huntingfield's industrial hub offers a fantastic new warehouse for businesses needing profile/exposure and a secure, functional space with easy access to transport links. The Warehouse Unit also provides onsite car park and high clearance electric roller door.



**\$28,000** +outgoings +GST

**m<sup>2</sup> 156**

**ZONE Industrial/Warehouse**

[See more details](#)



## First Floor/309 Liverpool Street, Hobart

Fantastic first level premises with exclusive separate access from Liverpool Street. Attractive and inviting contemporary office accommodation comprising flexibility with a number of individual office rooms, meeting, boardrooms, staff room and multiple toilet amenities.

**\$62,500** +outgoings +GST

**ZONE Office**



[See more details](#)

# For Lease



## Shop 4/40 Elizabeth Street, Hobart

Seize the opportunity to establish your business in one of Hobart’s busiest pedestrian shopping zones. Situated in the heart of the Elizabeth Street Mall, this well-positioned space offers outstanding visibility, high foot traffic, and a vibrant retail or hospitality atmosphere.

**\$112,250** +outgoings  
+GST

**ZONE** Retail



[See more details](#)



## Rear/4 Warneford Street, Hobart

Fantastic first level premises, located at the rear of the property which comprises a well maintained, very inviting and bright space with three individual offices, open plan office/reception, waiting area, storeroom, kitchenette and toilet amenities with an outdoor terrace area.

**\$24,000** +GST

**ZONE** Medical/Consulting, Office



[See more details](#)

# For Lease



## Level 2 Suite 1/67 Letitia Street, North Hobart

This is a fantastic opportunity to lease a second floor office or professional space within North Hobart on Hobart's CBD fringe in the Biggins building. With a fully open plan walk up space with excellent natural light and panoramic mountain views, this office provides a contemporary open plan workspace with fantastic outlook, kitchenette and toilet amenities and onsite parking options.

**\$18,500**

+outgoings  
+GST

**ZONE** Office



[See more details](#)



## Ground Floor/25 Argyle Street, Hobart

This premium consulting/professional office space is located within Hobart's CBD near all major CBD amenities and offers a rare opportunity to occupy as is or refit to suit your business needs. It's current configuration includes a reception area, back of house office areas, kitchenette, 10 consulting rooms and multiple toilet facilities.

**By Negotiation**

**ZONE** Medical/Consulting, Office



[See more details](#)