

HOBART TASMANIA

# Property Magazine

1 March 2024

FREE

RENTAL OF  
THE WEEK

2 Grahams Creek Road  
Broadmarsh PAGE 2



Edwards Windsor

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

# Property of the Week



## 2 Grahams Creek Road Broadmarsh

Offering peace, privacy and tranquillity, St Augustine's is a beautifully renovated circa 1840s sandstone church.

Providing contemporary and modern comforts which blend seamlessly with the original features.

Upon entering the church you'll feel invited by the light-filled open plan living area that leads to a modern kitchen featuring original lead light windows.

### Key Features and Benefits

- Modern Kitchen with Blackwood joinery
- Pressed ceilings, timber flooring and original sandstone accents
- Solar hot water and electric heating
- 3 spacious bedrooms all with built in robes
- 2 bedrooms feature internal balconies
- Main bedroom includes a walk through robe and ensuite

**\$550p/w**



[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.



**\$599,000**

**3**

**1**

**2**

[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.

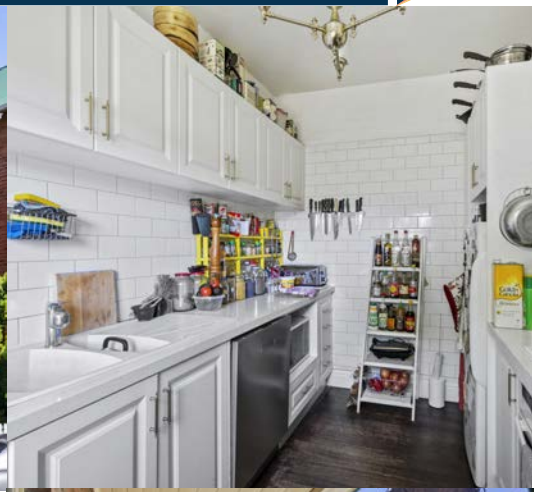


Offers Over  
**\$299,950**

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

[See more details](#)

# For Sale



## 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**

4

1

0

[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**

4

2

2

[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**  4  4  2

[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**  4  2  5

[See more details](#)

# For Rent

## 26/11 Battery Square, Battery Point

Immerse yourself in comfort and style with a freshly painted interior, brand new carpet, vinyl, blinds, and a new oven. This unit offers a cosy atmosphere with a small balcony, perfect for unwinding after a long day.

- 2 Bedrooms,
- 1 bedroom with built-ins
- Freshly Painted Interior
- Brand New Carpet, vinyl, Blinds, and Oven

**\$450/wk**



[See more details](#)



## 2/61 Derwentwater Avenue, Sandy Bay

Welcome to your new sanctuary! This inviting one-bedroom unit offers the perfect blend of comfort, convenience, and tranquillity. Situated in an ideal Sandy Bay location, this property is your oasis in the heart of suburbia.

Generously sized one-bedroom layout providing ample space for comfortable living. Nestled in a highly sought-after area, just moments away from Sandy Bay village, Hill Street Grocer, UTAS and only minutes from Hobart CBD.

**\$450/wk**



[See more details](#)



## 9/7 Derwentwater Avenue, Sandy Bay

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](#)



## 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!

**\$525/wk**



[See more details](#)



# For Rent

## 3a Reeve Street, Campania

Welcome to your serene oasis in the countryside! This spacious 4-bedroom, 2-bathroom home offers the perfect blend of comfort and tranquillity. Nestled amidst picturesque landscapes, this property is ideal for those seeking a peaceful retreat away from the hustle and bustle of city life.

Off street parking for two vehicles.

Suitable pets may be considered upon application.



**\$475/wk**



[See more details](#)

## 19 Saw Mill Court, Austins Ferry

Situated in the popular subdivision of Whitestone Point in Austins Ferry this modern, recently built, immaculately presented four bedroom, two bathroom property has everything a family home needs including a very well maintained, fully fenced, low maintenance rear yard and is located close to schools, public transport and is approximately 6 minutes drive to Claremont Plaza Shopping Centre and services.



**\$700/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 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 with sliding doors leading to the deck and fully fenced rear yard.



**\$525/wk**



[See more details](#)

## 1/22 Bundalla Road, Margate

This charming two bedroom villa is nestled in a quiet complex with good accessibility to transport, Dru Point and local shops.

Some keys features and benefits:

- Two good sized bedrooms, both with built in robe
- Kitchen with ample storage, dishwasher and under bench oven
- Open plan lounge & dining with heat pump



**\$460/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.



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# Article

## The Week In Real Estate

Extract from Issue released 24 February 2024



### Grandparents Forking Out For Homes

The bank of mum and dad have long been there to lend a hand to their adult children trying to break into the housing market and now research shows a growing number of grandparents are being called upon as well.

McCrindle Research says grandparents are helping buy or allowing their grandchildren to live with them rent-free to help them save a deposit.

It says 12% of Generation Z buyers received financial support from their grandparents to buy their home while 11% live with them for free or for a reduced rent.

Principal social researcher, Mark McCrindle, says grandparents are increasingly playing a greater role in the lives of their children and grandchildren, particularly for their education and home purchasing. Almost one in five Generation Z had received help from their grandparents to pay for their education.

“As we look to the future and an increasing amount of wealth will be transferred to younger generations, grandparents will see to continue to have a building impact on the financial climate of Australia,” McCrindle says.



### Build To Rent Booming

The build-to-rent (BTR) sector has the potential to more than triple over the next three years, according to a new report from Colliers.

The report says the sector could deliver 16,500 units by 2026. It says more than \$5billion in capital was raised in the BTR sector last year.

Colliers predicts the size of projects will increase in the coming years. At the moment the average project has 281 apartments, but it forecasts BTR projects will have an average of 365 apartments by 2028.

Colliers national director of residential capital markets, Robert Papaleo, says there is a critical requirement for institutional investment to help fund such alternative housing models. He says the nature of BTR projects is “maturing” as more institutional investors become involved.

“The urgent need for institutional investment and alternative housing models to provide a helping hand for Australia’s housing crisis has many parallels to the UK’s situation in the early 2010s, ahead of institutionalisation of its now robust Build To Rent market,” he says.



### Where Rents Are Highest

Rents are likely to start rising again throughout Australia driven by demand from university students about to start a new school year.

Analysis from SQM Research shows that record high rents mean some landlords have pocketed tens of thousands of dollars more in rent in the past 12 months. SQM Research managing director, Louis Christopher, says there is a renewed tightness in the rental market across the board after easing slightly in December last year.

“Vacancies were already low to start with due to the ongoing rental shortage, so this renewed increase in demand can only push rents higher at a rapid pace, certainly over the first half of the year,” he says.

The national vacancy rate is 1.1%. Adelaide’s vacancy rate is 0.4%, Perth, 0.5%, Brisbane and Melbourne are 1.1% and Sydney 1.3%.

SQM analysis shows in the past month, rents increased by 2.4% in Melbourne, 1% in Sydney, Brisbane, Canberra and Perth and by 0.9% in Adelaide.

Christopher says, “rents are surging just about everywhere”.

# For Sale

## 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 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.

**\$1,100,000**[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

## 6 Silwood Avenue, Howrah

Superbly situated within close walking distance to the beach, sporting fields and playgrounds is this highly functional and comfortable three bedroom home.

The property has convenient level access and easy care yard whilst additionally offering plenty of storage options both inside and out.

Master bedroom provides enough space for bedroom furniture along with built in wardrobes. Second bedroom is large with built in wardrobes.

**\$625/wk**



[See more details](#)



## 1/7 Una Street, Mount Stuart

This well presented and conveniently situated, top floor unit, has 2 bedrooms both with built ins.

The interior has been recently painted with recently new floor coverings and window furnishings throughout.

Situated in an ideal and quiet location, only moments from the popular North Hobart strip.

Sorry, pets will not be considered at this property.

**\$395/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. Located in walking distance to local shops and public transport.

The open plan living space is spacious and the kitchen has plenty of cupboard space. Off the living area are two bedrooms both with built-in wardrobes. The bathroom is located off the main bedroom with separate toilet and separate laundry room with plenty of cupboard space.

**\$450/wk**



[See more details](#)



## 2/11 Lynton Avenue, South Hobart

North facing highly attractive one bedroom apartment, has been renovated to create a stylish and comfortable home to enjoy.

The property is easy to maintain with floorboards throughout and is convenient to local shopping precincts, transport, parks and UTAS.

Unfortunately pets are unsuitable here.

**\$400/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.



**FOR SALE** **\$375,000**



**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 Retail**

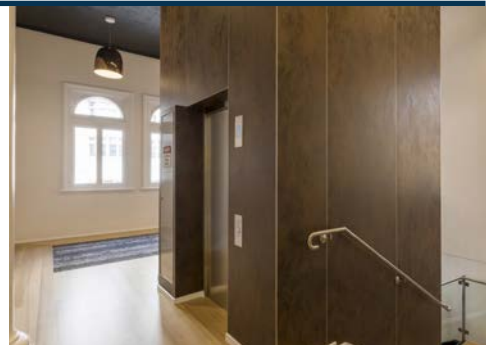
[See more details](#)

## 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](#)

## 30 Collins Street, Hobart

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.

Approximately 45sqm, with kitchenette and bathroom. Opportunity for office or consulting spaces in a prime location.



**\$18,000 p.a**



**45**

**ZONE Office**

[See more details](#)