

HOBART TASMANIA

Property Magazine

15 March 2024

FREE

PROPERTY
OF THE WEEK

14 Jimbirn Street
Berriedale PAGE 2



Edwards Windsor

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

Property of the Week



14 Jimbirn Street Berriedale

A spacious 3-bedroom family property, with pleasant views of the River Derwent and Mount Direction welcomes you home to 14 Jimbirn Street, Berriedale. Built circa 1964 and having enjoyed updates and renovations this home offers ample room for living, relaxation and entertaining.

Upon entry you are greeted with a formal lounge space leading into an open plan an expansive kitchen and dining room and offers combination of indoor and outdoor entertaining with sliding door access to the undercover deck at the rear of the house. The kitchen includes island bench and a fantastic amount of storage. Onward from the kitchen one shall find a large and separate laundry, again with a great amount of storage space and another access point to the backyard.

The bedrooms are all of good size, with two of the 3 containing built in wardrobes. Bathroom includes shower, vanity and mirror with toilet separate keeping convenience at a maximum.



[See more details](#)

\$585,000



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



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



[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.

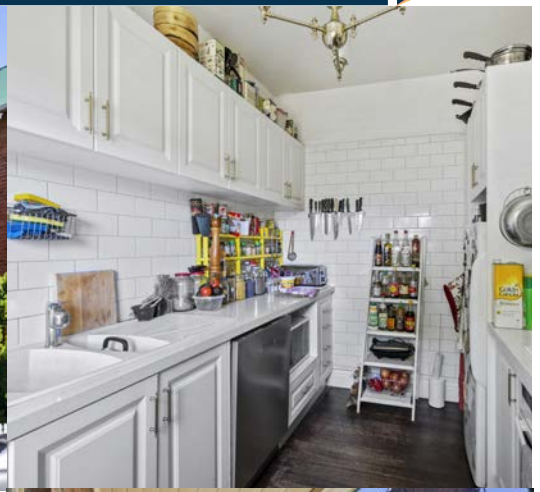


\$1,100,000



[See more details](#)

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](#)



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
\$675,000

3

1

5

[See more details](#)

For Sale



29A Roope Street, New Town

A very flexible floorplan offers opportunity for 3 or 4 great sized bedrooms without sacrificing convenience on entertainment, home office or relaxation space with formal living room, rumpus area and centre piece family or dining room. Throughout the home you shall ponder and enjoy the charms and character of the original timber trussing, skirting and doors, Flemish glass features and exposed brickwork offering a sense of story and belonging.



\$848,000



[See more details](#)



3/19 Mercer Street, New Town

The unit has two well sized bedrooms with built ins, a spacious lounge/ dining area separate laundry and updated bathroom. For heating there is a heat-pump in the lounge which easily keeps the entire unit warm. There is also an outdoor sitting area to enjoy Hobart's summer evenings.

With only a small number of units available in this area this is a great opportunity to secure a property here either for a first home or investment.



\$474,000



[See more details](#)

For Rent

1/10 Stewart Court, Midway Point

Private, tranquil and comfortable is how you will find this high quality, two-bedroom, free standing home that offers plenty of storage provisions in a great position.

Quality flooring and window furnishings are found throughout along with recent internal painting.

Plenty of outdoor space to enjoy courtesy of rear secluded deck with delightful garden pockets and with garden maintenance included, the property is ready to enjoy.



\$475/wk
Inc. Garden Maint.



[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.



\$430/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 house features main bedroom with built in robes and two other spacious bedrooms, providing ample space for a small family, professionals, or individuals seeking a comfortable living space.



\$600/wk



[See more details](#)

21/7 Trillick Court, Sorell

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. The residence includes a carport for two vehicles with covered entry.



\$500/wk



[See more details](#)

For Rent

30 Ashbolt Crescent, Lutana

Nestled behind an established hedge, this charming family home offers the perfect blend of seclusion and comfort, and this residence provides a light and airy atmosphere for your family to thrive.

This property is perfect for entertaining the family and offers plenty of privacy, being located within 10 minutes to Hobart and your local shopping centres.

Pet-friendly (subject to approval)



\$580/wk



[See more details](#)

20 Paperbark Crescent, Kingston

Perfectly situated on the doorstep of Kingston's highly vibrant shopping precinct you will discover this newly built and very comfortable modern three-bedroom townhouse.

The property is additionally convenient to local parks, playgrounds, schools and public transport.

With new fittings and fixtures throughout the property boasts a high number of features desirable for the contemporary tenant.



\$625/wk



[See more details](#)

1/22 Bundalla Road, Margate

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, bathroom with separate bath and shower, single carport with small shed, minimal maintenance gardens.

Sorry pets will not be considered for this property.



\$445/wk



[See more details](#)

4/69 Letitia Street, North Hobart

This privately situated property comprises of a huge main bedroom with amazing city and mountain views, large, sunny, open plan kitchen / dining area and a separate study room. There is a spacious lounge room with new heat pump. The combined bathroom/ laundry area has been upgraded complete with walk in shower, front loading washing machine and dryer. Complimenting all of this power & water are included in the weekly rent.



\$400/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.



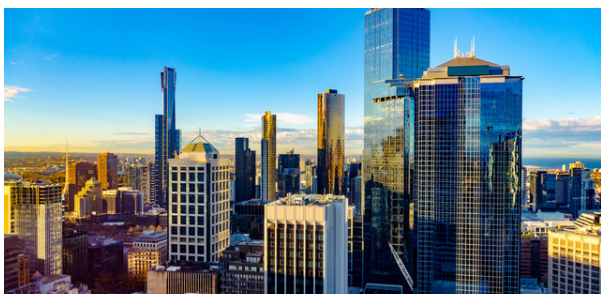
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Article

The Week In Real Estate

Extract from Issue released 9 March 2024



Prices Tipped to Keep Rising

Australian property prices are tipped to rise by 5% a year for the next two years according to a survey of property analysts.

The poll by Reuters, conducted in February, of 14 property analysts, shows the majority think price increases will continue to rise despite substantial increases in the past three years. ANZ senior economist Adelaide Timbrell says housing prices will still grow because people will have more borrowing capacity through the year due to tax cuts and rate cuts.

“And there’s still strong population growth and a backlog of building homes that needs to be filled.”

According to CoreLogic Australian Housing values nationwide increased by 0.6% in February, with Western Australia, Queensland and South Australia the most solid performers. Almost every capital city (Hobart was the exception) recorded a lift in values over the month according to CoreLogic Research director Tim Lawless.

“Housing values have been more than resilient in the face of high-interest rates and cost of living pressures,” he says.



Retirement Housing Solution

The Federal Government should include retirement communities in its aim to build 1.2 million new homes by 2029, according to the Retirement Living Council (RLC).

The RLC has submitted ahead of the Federal Government’s May Budget, which says the move would save up to \$1 billion a year by delaying entry into taxpayer-funded aged care.

RLC Executive Director, Daniel Gannon, says given the number of people aged over 75 is set to increase from 2 million to 3.4 million by 2040, more supply was needed for this type of living.

“Between now and 2030, the retirement industry requires 67,000 homes to be built to meet existing levels of demand from older Australians. Of this amount, only 18,000 are currently planned,” he says. The RLC’s Better Housing for Better Health report says Australia needs to rethink how it can turn “inefficient use of space” into freed-up housing stock.

Almost three-quarters of those over 75 were living in dwellings with one or more bedrooms spare, representing over 1.4m older Australians in oversized under-utilised homes.



Ideal Spots For FHBs

There are plenty of locations that fit within the budget of first-time buyers according to a new report by Domain.

Domain chief of research and economics, Dr Nicola Powell, says the big issue is saving a deposit but median house prices are low enough in these locations to make it manageable. She selected suburbs with medians where it would not take as long to save a 20% deposit for a couple on average incomes, although it does require buyers to be willing to look further from the CBD.

The Domain First Home Buyer Report says in Melbourne the Melton-Bacchus Marsh area about 66km from the CD is more affordable for first-home buyers.

Brisbane buyers should look in the Cleveland-Stradbroke area while in WA, Perth City is the most affordable.

Adelaide’s Playford is ideal for first-time buyers, in Canberra it’s Tuggeranong and in Darwin, Palmerston. In Sydney, St Marys is within FHB budgets, but it is still more expensive than many other cities.

“Generally speaking, if you’re looking for an entry-level house, the time to save decreases the further away you get from the city centre,” Powell says.

For Sale

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](#)

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.



\$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](#)

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](#)

For Rent

4/6 Timsbury Road, Glenorchy

Great sized kitchen with expansive bench space

Upstairs consists of two bedrooms, both with mirrored robes, and the bathroom with shower, vanity and an additional toilet

Open plan living with electric heating

Suitable for a professional couple or a small family

Sorry, pets will not be considered



\$470/wk



[See more details](#)

1/19 Montagu Bay Road, Montagu Bay

Superbly presented north facing three bedroom property, beautifully renovated in a terrific location. If you are looking for something a little special then you may find it here. The kitchen is the home cook's dream that affords plenty of natural light and a river outlook. There is a large pantry, double sink and wonderful long island bench with lots of extra storage cupboards and wine rack.



\$620/wk



[See more details](#)

12 Lefroy Street, North Hobart

The home comprises of two double bedrooms, both with built in wardrobes, large open plan living/dining area with built in display/storage cupboards, leading through to the well designed kitchen. At the end of the hallway, is the access to the large, private rear deck area, which is just perfect for entertaining.

Pets maybe considered.



\$590/wk



[See more details](#)

40 St Georges Terrace, Battery Point

This unit provides plenty of storage, with built-ins in the bedroom & hallway. A separate living area, large bathroom with separate shower & bath, and an open plan kitchen with fridge complete the layout. Outside is a neat lawn area, with a garden shed available for storage.



\$825/wk



[See more details](#)

For Lease

49 Sandy Bay Road, Battery Point

Located at the boundary of Sandy Bay and Battery Point, these superb ground floor offices provide excellent exposure to a high volume of passing traffic and is conveniently located in proximity to the CBD and Salamanca.

- 8 Car spaces available
- Mix of individual and larger offices

\$59,500 p.a +outgoings
+GST



245

ZONE

Office

[See more details](#)



4/7-9 Railway Court, Cambridge

Be the first to occupy this fantastic brand-new warehouse completed in 2024 which is well positioned within the popular and growing Cambridge Industrial Precinct located approximately 12 kilometres from Hobart's CBD. The warehouse is well located with good transport links and is easily accessible from the Tasman Highway via Kennedy Drive.

\$24,500 p.a +outgoings
+GST



125

ZONE

Warehouse

[See more details](#)



2/254-260 Main Road, Glenorchy

Consulting rooms located in an excellent medical complex on the corner of Main Road and Amiens Avenue with ample carparking. A rare opportunity to occupy a well located premises within an established medical/professional complex.

\$49,500 p.a +outgoings
+GST



170

ZONE

Office

[See more details](#)



163 Macquarie Street, Hobart

Located in the heart of Hobart's CBD, this affordable premises comprises of 3 large office spaces with access from Macquarie Street. The premises is conveniently situated within walking distance from both the City Centre and Salamanca, with close proximity to popular retail and café spaces.

\$13,000 p.a +GST



42

ZONE

Office

[See more details](#)

