

HOBART TASMANIA

Property Magazine

22 March 2024

FREE

PROPERTY
OF THE WEEK

3/7 Trillick Court Sorell PAGE 2



Edwards Windsor
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89 Brisbane Street, Hobart

Property of the Week



3/7 Trillick Court Sorell

A tantalising townhouse beckons you inside its warm walls and immaculate design at 3/7 Trillick Court. Constructed in 2022 this modern and contemporary townhouse enjoys 3 bedrooms and 2 bathrooms split over two levels with plenty of parking and a fabulous backyard to soak up the sun. This home has all that one could yearn for when searching for a long-term opportunity for a solid set and forget investment, first home or family living in the future.

The ground floor comprises of double carport, two bedrooms both with built in robes and main bathroom whilst upstairs a spacious open plan lounge and living space flows from the kitchen. Upstairs you will also find the main bedroom with walk in robe and ensuite. For outdoor entertaining you have luxury of choice with a covered terrace to step on to from the lounge or a timber deck to bask in the summer sun in the backyard. Enjoy ample privacy and security with a fully fenced yard and property positioned neatly at the rear corner of the complex, with plenty of room for a furry friend or two to roam.



[See more details](#)

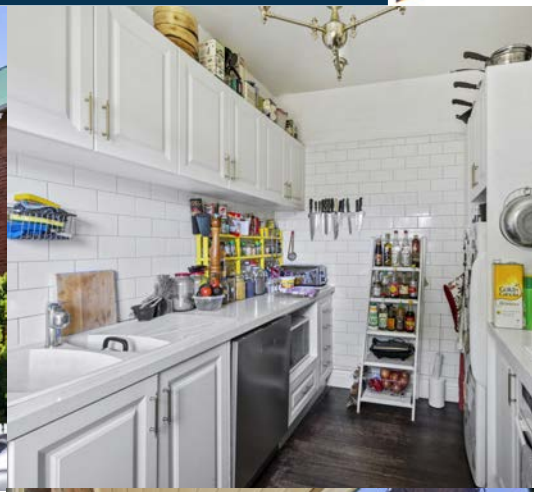
\$565,000

 **3**  **2**  **2**

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](#)



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



[See more details](#)

For Sale



14 Jimbirn Street, Berriedale

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.



\$585,000

 **3**
 **1**
 **3**

[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

 **3**
 **1**
 **10**

[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.



\$825,000  4  1  4

[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.



\$449,000  2  1  1

[See more details](#)

For Rent

389 Cambridge Road, Mornington

Delightfully situated on the high side of the road, you will discover this charming three bedroom home perfectly positioned to benefit from year round sunshine.

Renovated with polished floorboards throughout living and hallway, complemented with quality window furnishings.

Great family home as it is convenient to local amenities, public transport, services and schools and being fully fenced your friendly fluffy may be considered as well.



\$520/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.



\$430/wk



[See more details](#)

5/179 Liverpool Street, Hobart

This modern, well presented studio apartment in Hobart's city centre is cleverly designed to maximise the use of the available space. Located just a short stroll to all local services, the unit is also within easy walking distance to Salamanca and the waterfront.

The apartment also includes electric heating, a modern kitchenette with cook top, plenty of cupboard space, microwave, bar fridge, and a toaster and kettle.



\$360/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](#)

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 is updated 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](#)

1/22 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](#)

14 Bradman Street, Clarendon Vale

There are three double bedrooms, two with built in wardrobes and the main bedroom with walk in wardrobe and ensuite. The main bathroom has both a bath and separate shower and there are also separate laundry and toilet areas as well.

Small pets may also be considered



\$520/wk



[See more details](#)



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Article

The Week In Real Estate

Extract from Issue released 16 March 2024



More Women in Construction

The number of women working in the construction industry is on the rise according to analysis by the HIA. HIA Senior Executive Director, of Compliance and Workplace Relations, Melissa Adler says while figures are still lower than they would like to be, it is rising steadily.

“Currently, women make up approximately 15% of the construction industry, but these figures do not tell the whole story, with the focus too often only on onsite trades,” she says. “The construction industry is filled with a wide range of opportunities for women and we are already seeing a larger percentage of women taking on roles in construction and thriving.” Adler says the industry is now training more female workers than ever before. “There are nearly 6,000 female apprentices and trainees undertaking training in the construction industry which is more than double the number in training from 2019,” she says.

“For its part HIA has a strong network of women who work within the construction industry, offering opportunities for professional connections through HIA’s Building Women program nationally, and offering training and apprentice programs with wrap-around mentoring to support young women entering the industry.”

Markets to Outperform

Perth, Sydney and Adelaide property markets are tipped to outperform in 2024.

CBRE’s inaugural Quarterly Residential Valuations Property Market survey says house prices in those cities could increase by up to 10%.

The report, which surveys property valuers to gain predictions for the market in the next 12 months, found that 60% of valuers believe house prices will rise nationwide with 40% predicting an increase of 5% or more. The vast majority of valuers are upbeat about the prospects, particularly in the apartment sector, with 44% tipping price increases in that sector.

The report says apartments in Brisbane, the Gold Coast, Sunshine Coast and Sydney are likely to achieve the strongest price growth. CBRE Pacific Head of Research, Sameer Chopra, says as vacancy rates drive up rents, tenants are deciding to buy, and apartments appear to be the most affordable option.

“Early signs of value growth in the property market are emerging, driven by purchasers willing to buy ahead of potential interest rate cuts,” he says.



Cheaper Markets Feel Rent Squeeze

Affordable rental locations have recorded bigger rent rises than the more expensive end of the market, according to PropTrack analysis.

Senior economist, Angus Moore, says rents nationally surged by 11.5% in 2023 after 15.6% growth in 2022. The median national rent is now \$600 per week, compared with \$400 per week in 2020. He says rents in the most affordable end of the market have increased by 43% in the past five years, compared to 30% in the most expensive markets.

The PropTrack Rental Affordability Index shows affordability is toughest in New South Wales, Tasmania and Queensland. Victoria is Australia’s most affordable state for renters according to the report. At \$550 per week, median advertised rents in Melbourne are \$50 lower than in Brisbane and Perth.

“This improvement reflects the slower pace of rent growth in Melbourne since the pandemic,” the report says.

While all parts of Australia have had substantial increases in rent, growth has been particularly strong in Perth where rents have increased 67% since the start of the pandemic.

Brisbane and regional Queensland rents increased by 50% and 53%, respectively.

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.

**\$930,000**[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](#)

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: 1,612m²**[See more details](#)

For Rent

5/2A Nutgrove Avenue, Sandy Bay

Featuring a unusual yet practical open plan living / double Bed / kitchen /shower with an external toilet which provides an unusual yet practical use of space within a heritage listed property. Communal washer dryer for tenant's use. Unfortunately, no off street parking but plenty of parking close by.

Suitable for a single occupant only.

**\$290/wk**
[See more details](#)

19 Lefroy Street, North Hobart

Centrally located in the heart of North Hobart, this remarkable turn of the century four bedroom home boasts many of its original features, whilst having recently undergone a full makeover. The home offers an amazing amount of space and a flexible floor plan.

We are happy to consider appropriate pets here.

**\$720/wk**
[See more details](#)

2/21 Opal Drive, Blackmans Bay

The property recently undertook a refurbishment with new paintwork, new carpet range hood and stove.

It boasts two spacious bedrooms, bathroom with bedroom access and open plan living areas that are perfect for entertaining. The kitchen features quality appliances and plenty of storage space.

**\$470/wk**
[See more details](#)

2/20 Commercial Road, North Hobart

This unit comprises of a large separate living room with beautifully polished pine floorboards, heat pump and new window furnishings. From here you access the spacious, light filled bedroom, with built in wardrobe and the front window framed by the pretty ornamental fretwork. There is a large eat in kitchen with new oven and dishwasher, walk in pantry and ornamental fireplace, leading through to the rear porch area.

**\$450/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](#)

