

HOBART TASMANIA

Property Magazine

29 March 2024

FREE

PROPERTY
OF THE WEEK

4/27-29 Fisher Drive
Herdsmans Cove PAGE 2



Edwards Windsor
a smartre agency

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

Property of the Week



4/27-29 Fisher Drive Herdsmans Cove

Available now for investors and first home buyers is this great unit in Herdsmans Cove.

With two bedrooms and an open style kitchen living/dining area, this property is an ideal investment for the right buyer. The unit has allocated OSP and is approximately a 15 minute drive to the Hobart CBD.

The property was built in 2009 and has been well maintained since then. The property has views across the River Derwent towards the Northern Suburbs of Hobart and Mt Wellington behind. There is a local walking track at the rear of the property and the unit is conveniently located close to a number of schools and Greenpoint Shopping Centre in Bridgewater.

Please note there is a tenancy in place until March 2025.



[See more details](#)

\$375,000



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



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 Sale



14 Maroubra Circle, Chigwell

This neat two-bedroom weatherboard house sits atop an approximate 465 square metre lot, offering an incredible opportunity to begin or expand your investment portfolio. Built Circa 1959, the property has enjoyed renovations to the bathroom in recent years, and enjoys a level block with ample room for lawn and gardens to grow, or potential for expansion (STCA). This property offers a sturdy canvas for further improvements and capital value gain into the future.



\$320,000



[See more details](#)



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.



\$565,000



[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. All of this on a generous allotment of approximately 812 square metres.



Block of units
\$930,000



[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 Rent

199 Blessington Street, South Arm

Situated just moments away from pristine beaches and surrounded by lush greenery, 199 Blessington Street provides the perfect backdrop for a relaxed and peaceful lifestyle. Enjoy breathtaking ocean views and the soothing sounds of nature right at your doorstep.

2 Bedrooms, 1 Study, 2 Bathrooms, 1 Ensuite: Spacious and well-designed, this home is perfect for a small family or those looking to be a bit further out of the city.



\$550/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.



Including electricity
\$400/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](#)

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.



\$545/wk



[See more details](#)

For Rent

112/571 Nelson Road, Mount Nelson

Featuring a large free-flowing kitchen, living and dining area, that flows onto a spacious balcony, this property is sure to impress. Set-back from Nelson Road, this property is private and quite, offering exclusivity in a stunning location and executive complex. Yet only a short drive to Sandy Bay and CBD. Within walking distance is public transport and parks and shops. This beautiful property has luxurious modern finished including Smeg appliances, additionally a reverse cycle heating/cooling system.

**\$580/wk**[See more details](#)

1/19 Montagu Bay Road, Montagu Bay

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. The living rooms are all open plan to this with a powerful heat pump and very effective wood heater for the winter months. All bedrooms are double in size with the master offering a walk in wardrobe and ensuite.

**\$590/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](#)

40 St Georges Terrace, Battery Point

Step inside to discover a spacious layout over two stories, filled with natural light, highlighting the architectural features that pay homage to its storied past. From the high ceilings every detail has been carefully preserved to create a one-of-a-kind ambiance. The interior boasts a seamless fusion of modern amenities and timeless elegance, suitable for a professional couple or small family.

**\$825/wk**[See more details](#)



Trying to buy and sell this Easter?

Worried about having all of your property plans in one basket?

Fear not, the Smartre™ Sale will allow you to reduce your stress, simplify your process and get you successfully into your new home.

Call Edwards Windsor today to speak with one of our consultants and learn how the Smartre™ Sale will benefit you.

Edwards Windsor

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

Article

The Week In Real Estate

Extract from Issue released 23 March 2024



Build-To-Rent Rising

The build to rent sector is on the rise according to the JLL Apartment Market Overview Q4, 2023.

It shows that the unit pipeline is increasing with nearly 60% of build to rent projects in Victoria, 24% in Queensland and 11% in NSW. JLL says it is a way for developers to better deal with rising construction costs.

“The BTR project pipeline continues to grow, buoyed by the advantage of no pre-sales period,” the report says.

“But the BTR pipeline is still small and not large enough to offset the decline in Build to Sell supply.”

JLL head of living, capital markets, Jack Bergin, says investors are showing a strong desire to be part of the sector. But he says further regulatory support is needed to support project viability and unlock the full potential of build-to-rent sector and deliver new housing.

The report says while BTR in Australia remains in its infancy it has gained momentum and drivers such as a tight rental market and low build to sell supply levels, support the need for more of it.



Housing Hits \$10.4 Trillion

The total value of Australia’s residential housing market has hit \$10.4 trillion.

Australian Bureau of Statistics figures show property prices throughout Australia are continuing to rise. Its figures show in the final quarter of 2023, the total value of Australia’s 11.1 million residential properties increased by almost \$200 billion. It was the third consecutive quarter that the total value of residential property has exceeded \$10 trillion.

The ABS says the mean home price in Australia is now \$933,800 with all states and territories recording a rise in dwelling values during the quarter.

The mean price was highest in NSW, \$1,184,500, followed by the ACT (\$948,500), Victoria (\$895,000), Queensland (\$828,300), South Australia (\$731,800), and Western Australia (\$727,900). Tasmania is \$653,800 and the Northern Territory, \$489,200. The report also shows the number of residential buildings rose by 52,500 during the quarter.

CoreLogic’s March 2024 Home Value Index (HVI) recorded a national increase in dwelling values of 0.6% in February.



Buyer Demand Strong

Supply issues aside, about 44% of Australians say they plan to buy a home in the next five years, according to the latest Westpac Home Ownership Report.

At the same time there has been a 6% increase in the number of investors who plan to buy and 4% increase in owners wanting to renovate.

Westpac managing director of mortgages Damien MacRae says the figures show Australians are still keen on home ownership.

“While some buyers have paused their housing plans, the intention to buy remains strong and prospective buyers are becoming more ruthless with their goals,” he says.

“They understand it’s a big task, but they are determined to break into the market and are willing to compromise to get there.”

The report found 75% of prospective buyers were willing to buy in areas they hadn’t considered before and 50% were going to rent-vest, buy where they want to invest and rent where they want to live, as a means of getting into the market.

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**[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](#)

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](#)

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](#)

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 fluffly may be considered as well.



\$500/wk



[See more details](#)

61 Beach Street, Bellerive

Sitting high and proud this spatially pleasing three-bedroom home is superbly positioned to enjoy all day sun along with sweeping views of the Derwent Estuary and Harbour.

The house is convenient to local school, Blundstone arena, transport and is situated a short drive to Bellerive shopping precinct.

Newly polished floorboards throughout are a welcoming feature.



\$635/wk



[See more details](#)

11 Riawena Road, Montagu Bay

The home comprises of three bedrooms, all with huge built in robes and the second bedroom having a built in desk as well, just perfect for studying or the home office. From the hallway you then access the separate light filled spacious lounge area that then leads through to the separate dining room with sliding door access to the rear undercover courtyard area just perfect for entertaining. The kitchen again provides ample work space and plenty of storage.



\$550/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](#)

