

HOBART TASMANIA

Property Magazine

8 March 2024

FREE

PROPERTY
OF THE WEEK

29A Roope Street
New Town PAGE 2



Edwards Windsor

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

Property of the Week



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.

Kitchen area includes Laminex benchtop, electric stovetop and oven and storage with butlers pantry for additional storage and food preparation space. Bathroom includes shower over bath and vanity, with toilet and laundry separate.

The yard outside offers options aplenty for those who desire lawn and yard space for children and furry friends, area for garden and flowers to grow and includes a single garage space conjoined with workshop or storage area. Those with a keen eye will even spot an established small chook shed in the rear corner!



[See more details](#)

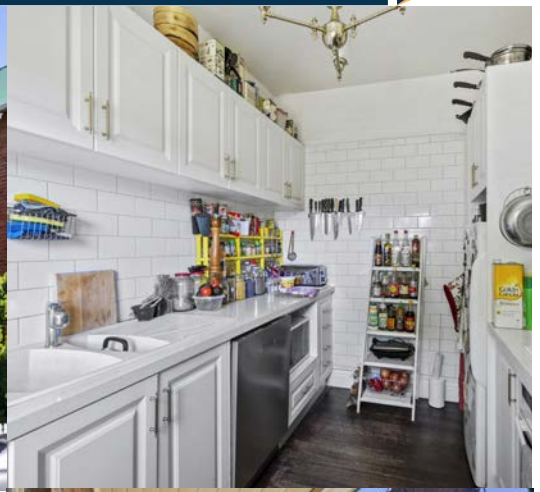
\$848,000



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



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](#)



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



[See more details](#)



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](#)



14 Jimbiri Street, Berriedale

Upon entry you are greeted with a formal lounge space leading into an open plan 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](#)



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



[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](#)

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



[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](#)

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](#)

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](#)

For Rent

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](#)

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](#)

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. The living rooms are all open plan to this with a powerful heat pump and very effective wood heater.



\$620/wk



[See more details](#)

10 Church Street, Hobart

Rarely do properties like this become available on the rental market.

This historic family home is set out over three levels and if you are looking for a home in a central location that offers space and a flexible floor plan this may be the home you have been waiting for.



\$595/wk



[See more details](#)

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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 2 March 2024



Price Growth Stars

Forget what you've heard about price growth softening, new analysis by PropTrack shows many locations are still recording high levels of price increases.

It has found 87 suburbs throughout Australia where price growth outperformed neighbouring suburbs in the past 12 months. In most cities, there were locations where prices increased by more than 20% with the largest increases in Perth, Adelaide and southeast Queensland. PropTrack senior economist Eleanor Creagh says the majority of suburbs with the most significant growth were relatively affordable suburbs, which showed how much demand had increased for affordable properties.

In Greater Brisbane, Woodridge (up 24.5%), Runcorn (up 23.4%) and Caboolture South (22.3%) were the best performers. In Perth, Greenfields (29.5%), Kelmscott (28.6%) and Warnbro (27.7%) were top performers while in Adelaide, Elizabeth North (26.7%), Hackham West (21.8%) and Lobethal (19.6%) came out on top. Greater Melbourne's growth was among the lowest but its best performers were Notting Hills (8.5%), Waterways (7.9%) and Doncaster East (6.9%).

Top Investor Markets

Predictions of further rent rises mean investors who have bought in the right locations will be reaping the benefits, according to an analysis by Suburbtrends.

Managing director, Kent Lardner, says the rental market is poised for further increases in 2024. Lardner says while property prices are also rising, some suburbs, particularly those with strong unit markets, still offer good investment opportunities and "robust rent growth".

His top 20 affordable unit investment suburbs based on forecast rent growth are headed by the South Australian suburban area of Goodwood and Millswood with a median of \$452,000 and a yield of 5.2%. The top location in Western Australia is the Mosman Park, Peppermint Grove area with a unit median of \$350,000 and yield of 7.1%. In Queensland it is Corinda (\$520,000) with a yield of 5.0% and in the ACT, Hackett (\$345,000) with a yield of 6.3%.

The report says on average Australian renters will have to allocate 32% of their household income to rent by December 2024.



Regions Overtake Cities

Property value growth in regional markets has overtaken capital city markets.

In the three months to January, home values across the combined regional markets increased by 1.2%, while across the combined capital city markets rose by 1%.

CoreLogic research director Tim Lawless says regional markets are outperforming the capital cities, largely due to a slowdown in capital city growth rates.

He says high-interest rates seem to have more of an impact on price growth in capital city markets.

"I think a lot of these regions aren't as sensitive to interest rate movements as what you might find in the capitals, so I wouldn't be surprised to see the capital cities posting a stronger performance once interest rates are cut, especially in markets that have really stabilised and gone through some level of downturn like Sydney and Melbourne," he says.

The Australian Regional Movers Index compiled by the Regional Institute of Australia and CBA shows the number of residents moving from the city to regional areas is higher than those moving in the other direction.

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](#)

3/19 Mercer Street, New Town

Grab this opportunity to get into this sunny well presented two bedroom unit in a fantastic location.

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.

**\$474,000**[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](#)

24 Hoffman Street, Midway Point

This newly renovated house is ready for a family to move in.

It has a new kitchen which has lots of cupboards and great bench space. The central lounge is the hub of the house and a good size, there are three bedrooms with lots of light. The bathroom has been newly tiled and has a modern look.

Appropriate pets may be considered upon application.



\$400/wk

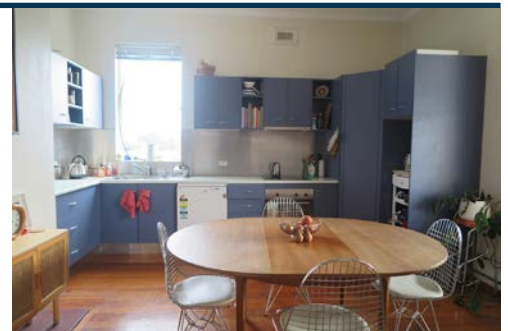


[See more details](#)

1/184 New Town Road, New Town

This unit offers easy access to local amenities and has the convenience of being on the main road, making access to public transportation easy. There is also a car park for the unit located at the back of the property offering 2 car spaces behind secure gates.

Enjoy a spacious layout, three bedrooms – two with built in robes, lounge room with heat pump and large sunny balcony.



\$550/wk



[See more details](#)

22a Derwentwater Avenue, Sandy Bay

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.



\$340/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 Office

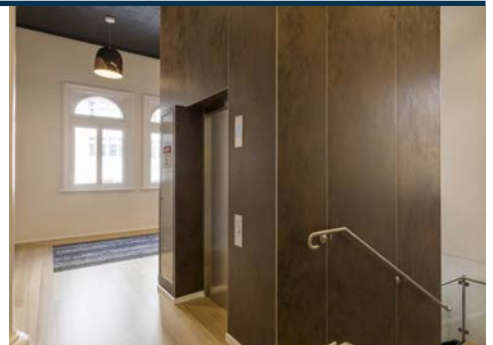
[See more details](#)

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](#)