

HOBART TASMANIA

Property Magazine

12 April 2024

FREE

PROPERTY
OF THE WEEK

19 Saw Mill Court Austins Ferry PAGE 2



Edwards Windsor
a smartre agency

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

Property of the Week



19 Saw Mill Court Austins Ferry

A meticulously cared for and spacious modern family home beckons you inside of 19 Saw Mill Court. This contemporary 4 bedroom 2 bathroom property sits upon approx. 525 allotment inside of the lavish White Stone Point enclave. With construction completed in 2022 this home offers you comfort and convenience for the years to come with no need for renovation or alteration.

Enjoy privacy and security with off street parking and spacious garage which includes laundry connections and internal access into the home. 4 double sized bedrooms all enjoy storage with built in robes and the main a walk in and ensuite bathroom. The main bathroom holds shower, separate bath, toilet and vanity whilst the ensuite a shower, toilet and vanity. Flowing from the hall expands the open plan kitchen, dining and living spaces with sliding door access to the deck allowing for the perfect blend of indoor/outdoor entertaining and lifestyle.



[See more details](#)

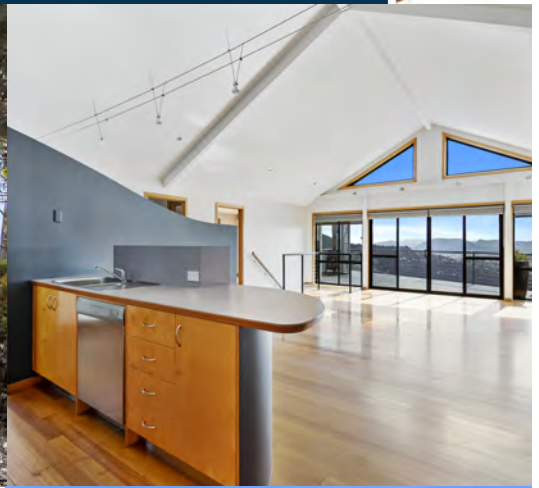
\$815,000



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



90 Woodcutters Road, Tolmans Hill

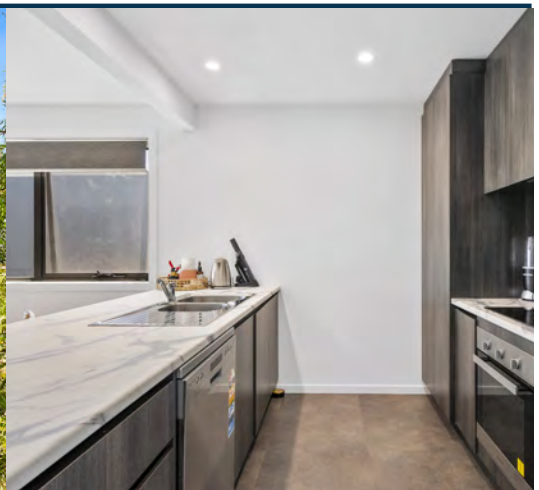
A striking and sunny position, offering panoramic views of Kunanyi (Mount Wellington), The River Derwent, Tasman Bridge and beyond await you in this spacious 5 bedroom family home. Be at one with nature and inner peace with a home amongst the gum trees whilst enjoying convenience of location keeping the city and CBD within a very comfortable 10 minute commute.



\$1,300,000



[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



4/27-29 Fisher Drive, Herdsmans Cove

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.



\$375,000 2 1 2

[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.



\$424,000 2 1 1

[See more details](#)

For Sale



35 Quayle Street, Sandy Bay

From front steps and covered porch entry you shall find an impressive hallway and the 4 bedrooms, all of double size. The bathroom contains bath, separate shower and vanity whilst kitchen and dining/lounge area with adjacent walk-in pantry, separate laundry and separate toilet as well as a study room complete the living areas. Outside a patio can be enjoyed under the impressive stone wall with staircase leading to the upper reaches of the peaceful garden, allowing a tranquil setting for relaxing.



**For Sale by
Expression of Interest**

 **4**
 **1**
 **2**

[See more details](#)



14 Jimbirn 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.



\$550,000

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

[See more details](#)

For Rent

8 Whitewater Crescent, Kingston

Idyllically situated on the doorstep of the vibrant Kingston shopping precinct, you will discover this substantial three-bedroom family home that offers a large amount of living space both internally and externally.

Local essential services are located nearby, including schools, transport, doctors, shops, cafes, grocers along with a range of recreational parks and playgrounds.



\$480/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 Bonnington Road, West Hobart

If you enjoy a quieter life while still in close proximity to the city, this easy care, low maintenance home is for you.

This airy and bright home comes with 3 bedrooms, 2 of which are carpeted and the third bedroom with polished floorboards, which could make an ideal large reading room or home office. The property comes with a heat pump installed, along with electric heating in most rooms.



\$500/wk



[See more details](#)

84 Gepp Parade, Derwent Park

Home offers new carpets in bedrooms, hallway and living room with new hard flooring in kitchen and wet areas. The bathroom has a new shower bay, mirror and vanity whilst the kitchen has a new rangehood. New blinds on windows complete the recent transformation.

We are happy to consider appropriate pets.



\$580/wk



[See more details](#)

For Rent

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.

**\$590/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.

**\$525/wk**[See more details](#)

2/67 Patrick Street, Hobart

The unit comprises of:

*A good sized living area with electric heating and new roller blinds

* Galley kitchen with dining area

* A newly renovated bathroom with shower over bath

* A double sized bedroom with natural light throughout

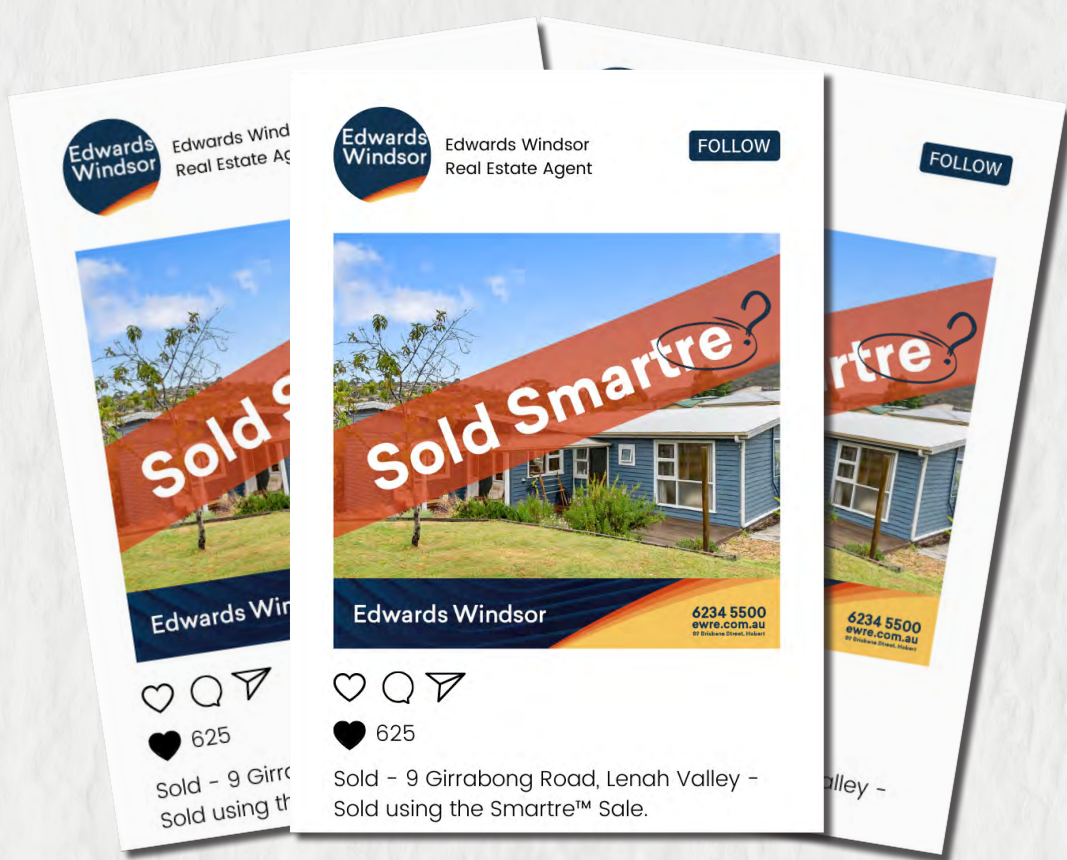
**\$380/wk**[See more details](#)

5/2A Nutgrove Avenue, Sandy Bay

Featuring a meandering access reminiscent of a Spanish entry the Stay Rest or Play unit has previously enjoyed tenants using it as a short term tenancy or idyllic city pad. It suits the savvy individual for an opportunity to live SMALL.

Exceptionally well located to all shopping amenities with the bus stop a mere 70 metres from the entry of the Last Villa.

**\$275/wk**[See more details](#)



Did you spot the spelling mistake?

Smartre = **Smart Real Estate**

At Edwards Windsor we use a different approach to most agencies. Our mission is to use strategies that are both ethical and effective.

A practice that is unethical comes at the cost of somebody within the transaction, most commonly the seller. Strategies that are ineffective are, by definition, fruitless. The strategies employed by Edwards Windsor lead to the best possible outcomes for all our clients and customers.

The Smartre Sale strikes the ideal combination. It achieves the highest possible price for your property, whilst guaranteeing that you risk no money upfront. If the property doesn't sell, you don't pay – anything!

To learn more about how your property may benefit from The Smartre Sale, contact us today.

Article

The Week In Real Estate

Extract from Issue released 6 April 2024



Where Profits Were Made

Australian home sellers made an average \$310,000 gross profit when selling in the final quarter of 2023, according to the latest Pain and Gain report.

The CoreLogic reports shows that fewer homes sold for a loss during the quarter with 94% selling for more than owners originally paid.

In 27 house markets and 31 unit markets, every property that sold delivered a profit to the vendors. In Sydney LGAs Kuring-gai, Inner West, Strathfield and Botany Bay every house that sold achieved a profit. In Brisbane, the Somerset LGA had 100% profit-making sales for houses and in Adelaide, it was the Burnside, Walkerville and Unley LGAs. Perth's Mosman Park, Subiaco and Nedlands were the most profitable for house sales. In the unit market, Camden in Sydney's south-west was the most profitable while in the Melbourne LGAs of Melton, Nillumbik and Macedon Ranges every unit sold during the quarter was for a profit.

The report found Adelaide was the most profitable of the capital cities with nearly every sale (98.5%) making a nominal gain.

In Demand Suburbs

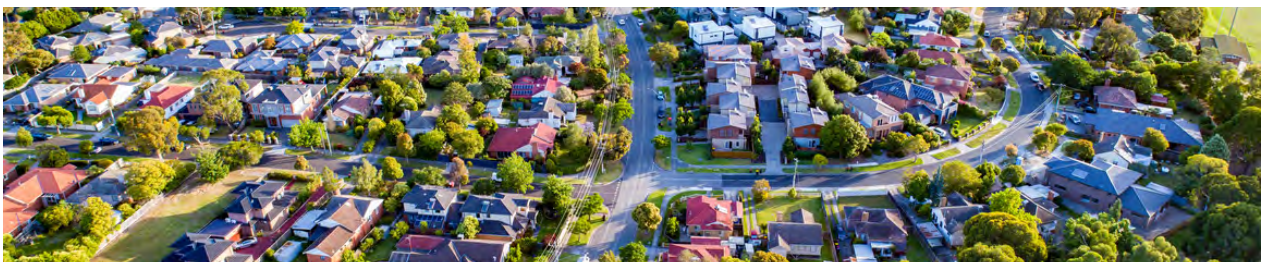
Property searches in some of Australia's most sought-after suburbs have risen more than 40% in the past year.

PropTrack economist, Anne Flaherty, says the data of where online searches are increasing for properties, is a solid indicator of where there will be future price growth.

"A rise in searches in a suburb indicates a rise in demand and more competition for those properties that hit the market," she says.

Many of the areas where searches were up had experienced stronger rates of population growth. In Western Australia Balcatta (42%), Tuart Hill (41.2%) and Padbury (38.7%) had the biggest increase in demand. In New South Wales Fairfield had the biggest increase of 18%, followed by Campbelltown (17%), and Blacktown and Merrylands (both up 16%).

In Melbourne, Coburg North had the biggest increase in searches (19.2%) followed by Pascoe Vale (19%) and Glenroy (18.5%). Brisbane searches increased the most in Alderley (21.9%), Lutwyche (21.1%) and Morayfield (20.3%).



Prices On The Up

Australian property prices rose once again during March, chalking 14 straight months of growth.

CoreLogic's national Home Value Index was up by 0.6% in March, a similar increase to February. In dollar terms that represents about a \$72,000 increase in values.

Darwin was the only capital city to record a decline in value during March (-0.2%).

CoreLogic research director, Tim Lawless, says the more affordable capital cities performed the best during the month with Perth up by 1.9%, Adelaide, 1.4% and Brisbane, 1.1%.

The ACT was up by 0.4%, Sydney, 0.3% and Hobart, 0.2%. Values did not change in Melbourne during March.

The report says although housing values are now rising faster than at the end of last year, rate hikes, cost of living pressures and worsening housing affordability are all contributing to softer housing conditions since mid-2023.

"However, an undersupply of housing relative to demand continues to keep upward pressure on home values despite these headwinds," Lawless says.

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](#)

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](#)

440 Nelson Road, Mount Nelson

The main entry is through the upper level of the property, with open plan lounge, dining and kitchen area flowing through double French doors with polished timber floors and a wood heater to warm the soul in winter months. Not without modern comforts a reverse cycle air conditioner is located in the dining area ensuring temperature can be managed throughout the year, and throughout the seasons.

**\$795,000**[See more details](#)

7/26 Iris Court, Kingston

Set back from the road and very private, this property is ideal for investors and home buyers alike.

The property has modern appliances and has been exceptionally well maintained. The kitchen has plenty of cupboards and an island bench for that extra space. The bathroom has both a shower and bath (separate) and there is also an adjoining separate toilet.

**\$575,000**[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**[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](#)

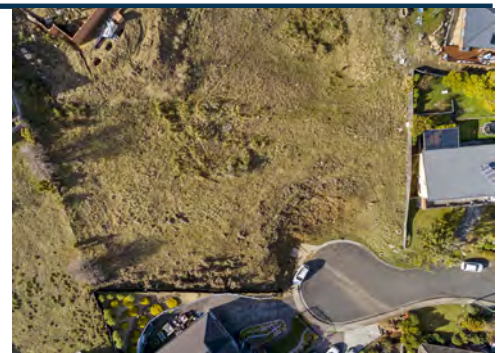
439 Huon Road, South Hobart

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](#)

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 Area: 1,612m²**[See more details](#)

For Lease

77 South Arm Road, Rokeby

The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities at rear, of approximately 105sqm.

\$28,000 p.a +GST

m² 197

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.

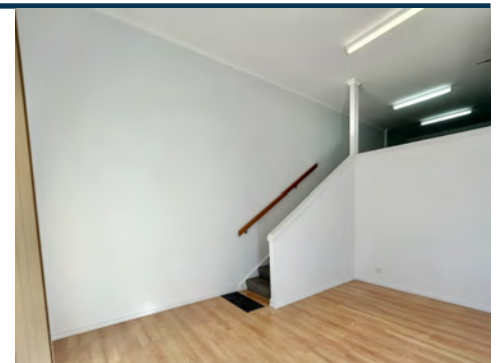
Approximately 45sqm, with kitchenette and bathroom. Opportunity for office or consulting spaces in a prime location.

\$18,000 p.a

m² 45

ZONE Office

[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

m² 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

m² 42

ZONE Office

[See more details](#)

