

HOBART TASMANIA

Property Magazine

19 April 2024

FREE

PROPERTY
OF THE WEEK

440 Nelson Road Mount Nelson PAGE 2



Edwards Windsor
a smartre agency

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

Property of the Week



440 Nelson Road Mount Nelson

This beautiful light filled modern home boasts sensational water views of the Derwent River and bushy views over Sandy Bay. Located near the top of Nelson Road, the home sits on a generous block and backs onto a reserve. The original 60s home has enjoyed minor renovations with potential for the new owners to make their own.

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. The kitchen has good storage and modern appliances (dishwasher, induction stove top and oven) with access to laundry room and through to the leafy undercover outdoor entertaining area. Three double sized bedrooms with built in robes, Nobo heaters, and updated bathroom with heating, heated towel rack, bath, separate shower and dual basins and toilet complete the main living areas.



[See more details](#)

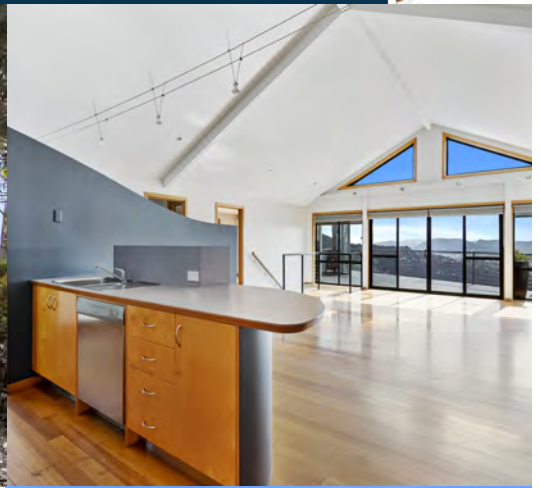
\$795,000



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



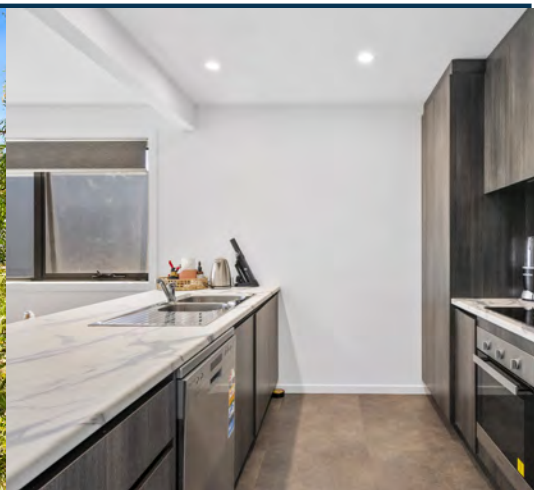
90 Woodcutters Road, Tolmans Hill

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  **5**  **2**  **3**

[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  **3**  **2**  **2**

[See more details](#)

For Sale



401 Cambridge Road, Mornington

From the moment you first arrive enjoy privacy and seclusion, with the house positioned neatly back from the road and ample established trees and garden adding further noise and visual interruption reduction. Upon entry a spacious lounge flows into dining area and kitchen, with good storage options and separate laundry room to boot. Down the hall lie three double sized bedrooms, modern bathroom with shower and vanity and a separate toilet.



\$599,000 3 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](#)



26 Springfield Avenue, Moonah

The property is not currently in move-in ready condition and will require someone with the know how or desire to complete significant renovations. The floorplan for the property allows for 3 or 4 bedrooms dependant on preference with 2 bathroom spaces, kitchen and lounge space with separate laundry. Set upon an approximate 556 square metre lot with fencing in place on all boundaries, this property is ready and waiting for a its next owner to transform it.



\$400,000

3
 2
 4

[See more details](#)

For Rent

15 Dowding Crescent, New Town

Superbly designed in lay out and appeal this stylish near new four bedroom home offers a flexible and substantial floor plan for the growing family.

Situated due North in the newly established Garrington Estate it is convenient to a large number of local services and conveniences from cafes, grocers, doctors, schools, local playgrounds and public transport.

Some appropriate pets may be considered.



\$800/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.



\$700/wk



[See more details](#)

51 Oldham Avenue, New Town

This three bedroom weather board cottage is set back off the main street, and is within close proximity to the New Town shopping complex, schools, public transport routes and parks, perfect for families.

The lounge room has quality polished floorboards, and a bay window that lets in plenty of light and has views of beautiful Mount Wellington.



\$525/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

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.

4 generously sized bedrooms, large kitchen/living area, undercover outdoor entertaining area, generous, secure yard, external laundry and toilet and separate outdoor rumpus room



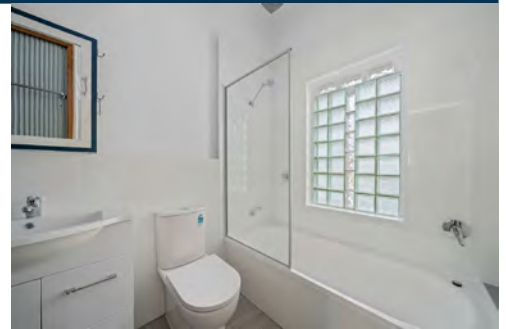
\$580/wk



[See more details](#)

3/114 Molle Street, West Hobart

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.



\$400/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](#)

4/286 Macquarie Street, Hobart

This modern 2 bedroom apartment is in the perfect location within easy walking distance to the CBD and Sandy Bay.

The smart black and white kitchen is modern and spacious with large granite benches and plenty of storage space.

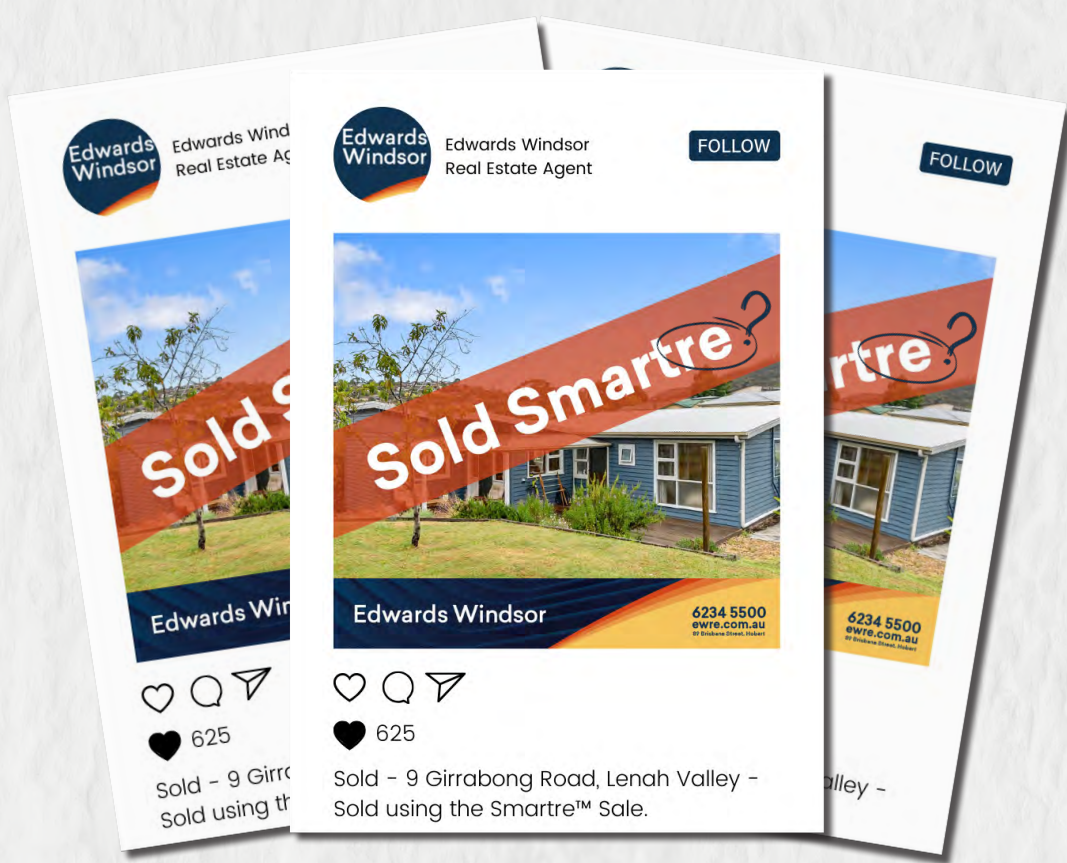
Off street parking for one vehicle is also included.



\$520/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 13 April 2024



Supply Support Starts

A new scheme aimed at boosting housing supply has now opened.

The Federal Government's \$500 million Housing Support Program is open for applications from state, territory and local governments for projects that will boost the planning required to increase housing supply. The first stage is focused on projects that will build the location's planning workforce and therefore improve the efficiency of the planning process so construction can start sooner. Property Council of Australia, Chief Executive Mike Zorbas says everything that can possibly be done to meet the Federal Government's housing goal needs to be done.

"We need to disrupt decades of undersupply by providing incentives that no state or local political leader can walk past," he says.

"We know unresponsive planning systems across the country are the biggest barrier to housing supply and affordability, so any initiative to streamline these processes is welcome."

He says only supply will improve affordability for low-income households.

Buyers Getting Ready

Buyer behaviour shows they are ready to get into the market with figures from Loan Market showing a spike in pre-approval applications.

In the past month it has recorded 1117 pre-approvals compared with 650 at the same time last year. Buyers are already returning to the auction market after the Easter break with a national clearance rate of 76% last weekend – the highest since early February 2024.

CoreLogic figures show Sydney had the highest clearance rate of 82%, followed by Adelaide 77%, Brisbane, 75% and Melbourne 71%. Clearance rates were lowest in Canberra, 62%.

Almost 2000 properties were taken to auction last weekend, although that is well below the 3500 in the weekend before Easter.

Across regional centres, Ryde in New South Wales was the best performer last week, with 94% of properties taken to auction selling. Sydney's inner west was the only other region in Australia to achieve a clearance rate above 90% with 92% of properties selling under the hammer.



Property Increases Our Wealth

Rising property prices have substantially lifted the value of Australia's household wealth.

Australian Bureau of Statistics figure for the December 2023 quarter, shows that household wealth is up for the fifth consecutive quarter. It rose 2.8% (\$419 billion) during the quarter, stronger than the June 2023 quarter when it rose by just 2.3%. The ABS says residential land and dwellings are the largest contributors to the rise of total household wealth (1.2%), which rose to \$15.7 trillion - 7.8% higher than at the same time in the previous year.

ABS head of finance statistics Mish Tan says domestic and overseas share markets also grew substantially and added to household wealth.

The figures also show that demand for credit was \$105.1 billion in the December quarter, the strongest demand in more than a year.

"Household borrowing reflected continuing demand for housing amid strong population growth. A seasonal boost from spring housing market sales also drove household borrowing in the December quarter," Tan 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](#)

14 Jimbirt 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.

**\$550,000**[See more details](#)

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**[See more details](#)

For Rent

2/457 Huon Road, South Hobart

This recently renovated two bedroom unit is located on large bush block with direct access to Wellesley Park Oval offering a low maintenance lifestyle and is still only a short drive to the South Hobart restaurants and services and the Hobart CBD

- New kitchen with under bench oven and hotplates and plenty of cupboard space
- New bathroom with laundry facilities included
- Water usage included

**\$420/wk**[See more details](#)

5/11 Lynton Avenue, South Hobart

Freshly painted throughout, this is a neat and tidy one bedroom unit that's had a recent makeover.

Good size lounge room with reverse cycle air conditioning and polished floorboards.

Kitchen captures early morning light and provides a nice amount of bench space, pantry and cupboards.

Sorry but pets are unsuitable at this residence.

**\$395/wk**[See more details](#)

34 Abate Place, Midway Point

This well presented home is positioned to take advantage of the sun all year round and offers three large double bedrooms with master bedroom containing ensuite and walk in robe. Built in wardrobes available in the other bedrooms.

Kitchen will be a pleasure to prepare meals in due to the functional layout, having an island bench, twin sinks, dishwasher and sizable pantry.

**\$520/wk**[See more details](#)

4B Sunvale Avenue, Sandy Bay

Located close to the Sandy Bay Shopping Precinct and the Hill St grocer, only one of two on the block, this level villa unit has so much to offer.

The spacious living room with heat pump has huge glass sliding doors opening out onto the balcony that has breathtaking views of the Derwent River.

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

For Lease

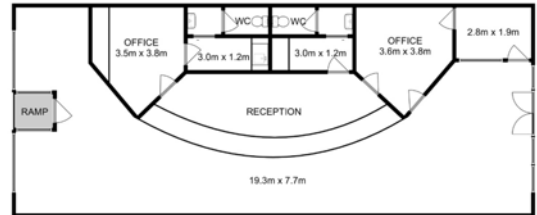
3/5 Fitzroy Street, Sorell

This Strata Title premises is well located off Gordon Street, predominantly open and bright office space comprising excellent natural light, two spacious offices, large reception/waiting area, two toilet facilities, server/printer room and a bitumen sealed shared parking area at the rear, this property has both front and rear accesses. Currently Leased to the State Government with Lease Expiring 31 October 2025.

Offers Over **\$495,000**

m² 160

ZONE Office



All measurements are internal and approximate. This plan is a sketch for illustration, not valuation. Produced by OpenView.com
Total Approx. Floor Area : 146 sqm

[See more details](#)

4/7-9 Railway Court, Cambridge

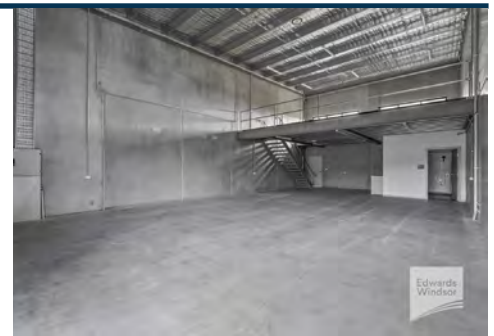
A superb warehouse inclusive of high clearance warehousing, internal mezzanine storage equal access toilet with shower and carpark, this contemporary warehouse is designed to serve all your industrial business needs.

Available Now

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

m² 178

ZONE Warehouse



[See more details](#)

49 Sandy Bay Road, Battery Point

The tenancy incorporates refurbished offices comprising a reception, multiple office areas including individual offices, boardroom and staff/lunchroom. The premise provides the opportunity for excellent signage and has the added benefit of onsite parking, with up to 8 spaces available with the tenancy at a cost of \$220 p/m per space, plus GST.

\$59,500 p.a +GST

m² 245

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](#)