

HOBART TASMANIA

Property Magazine

26 April 2024

FREE

COMMERCIAL
PROPERTY
OF THE WEEK

30 Murray Street Hobart

PAGE 2



Edwards Windsor
a smartre agency

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

Property of the Week



30 Murray Street Hobart

A Rare Opportunity to lease a completely renovated hospitality/ retail premises which has had no expense spared. Affectionately known as the 'Victoria Tavern' the premises has a long history and with the premises now superbly renovated, the next part of its history is ready for you to create.

The premises comprises a predominantly open plan space with excellent timber counter, kitchen, bathroom and storage areas, polished timber floors, electric heating, having fantastic natural light from a glazed and heritage style façade that is both appealing and highly visual. The kitchen includes brand-new stainless-steel benches, exhaust canopy, and appropriately sealed flooring with drainage.

Located on Murray Street within the Heart of Hobart, the premises receives a great exposure and a high volume of passing pedestrian and vehicular traffic.

Available Now! Be the first to occupy this completely refurbished space by contacting Edwards Windsor to inspect today.



[See more details](#)

Lease by Negotiation

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



3/89 East Derwent Highway, Lindisfarne

The property conveniently includes undercover parking for one car and is only a short drive away to Hobart CBD, Eastlands and a number of beaches. Within easy walking distance are the Lindisfarne shops, Lindisfarne primary school and the beautiful walking track along the foreshore, Simmons park is also just around the corner. There is also a private access (walkway) from the rear of the property to the esplanade.



\$390,000



[See more details](#)



19 Saw Mill Court, Austins Ferry

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.

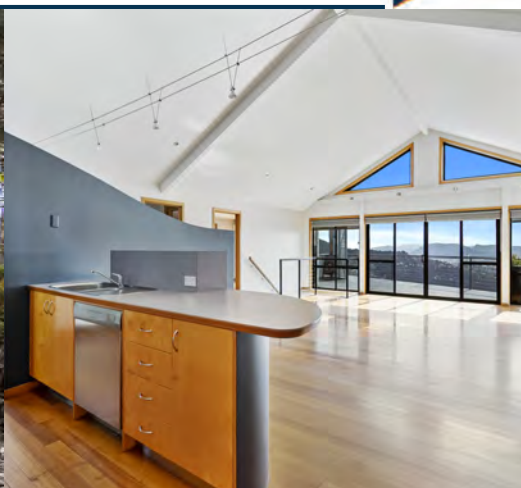


\$815,000



[See more details](#)

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.



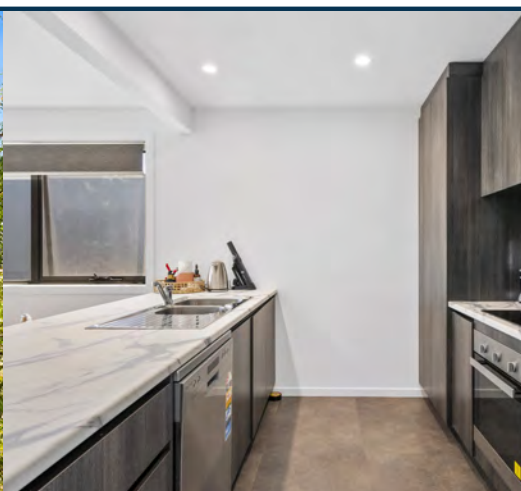
\$1,300,000

 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

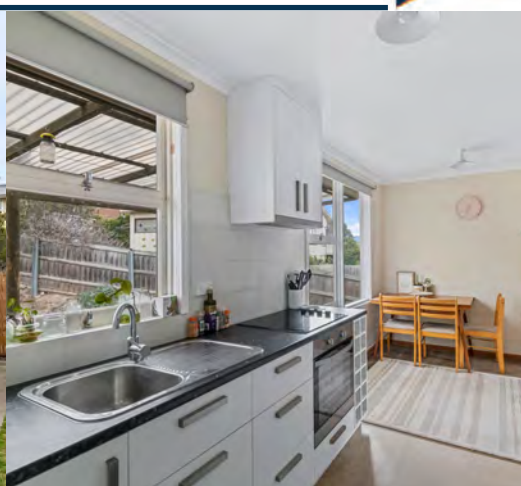
 3

 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

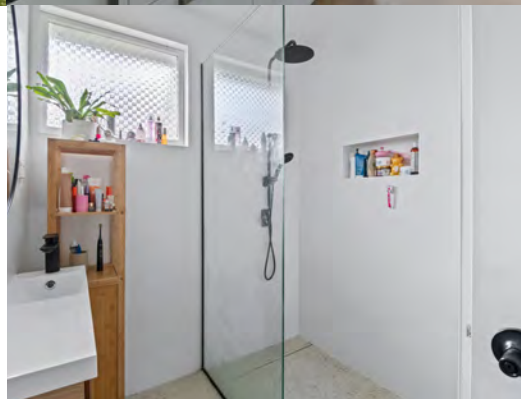


1



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 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

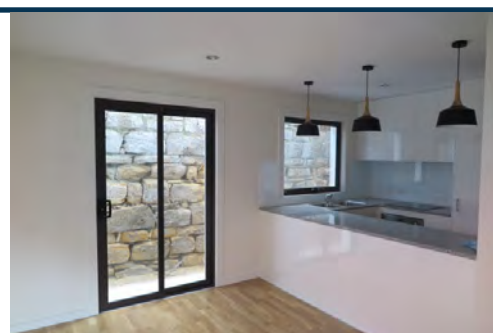


[See more details](#)

25/212 Collins Street, Hobart

Nestled in a coveted locale just moments away from the bustling CBD, this ground floor urban retreat offers the epitome of convenience and comfort. Boasting a modern interior and a range of sought-after features, this property is perfect for those seeking a vibrant city lifestyle.

Tenants will also have access to the shared outdoor entertaining area on level 4.



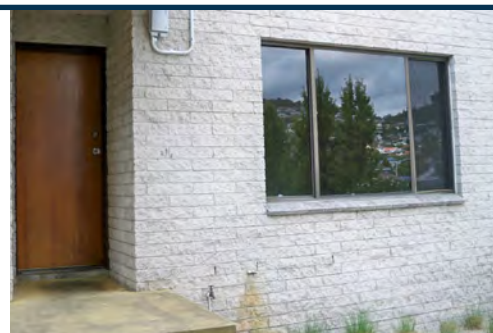
\$510/wk



[See more details](#)

1/39 Regent Street, Sandy Bay

This ground level unit presents well, with a good sized living/ dining area as you walk in the front door, serviced by a heat pump. The main sized bedroom includes good-sized built in robes, and the second bedroom is also a double size. The kitchen provides plenty of storage, and the combined bathroom/laundry has a shower over bath, vanity with plenty of storage and added comfort of a washing machine included. Off street parking is available for one car.



\$395/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

149 Hookey Street, Rokeby

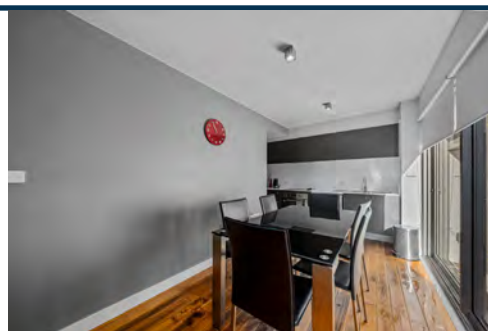
The home features three bedrooms, each with built in wardrobes, modern, well designed dining/kitchen with beautifully polished floor boards, dishwasher, under bench oven, hotplates and plenty of cupboard and bench space, From the separate living you have sliding door access to the fully covered deck/additional open entertaining area including bench seating and the flat, well maintained, easy care, fully fenced rear yard. Pets will also be considered.


\$490/wk

[See more details](#)

2/187 - 189 Bathurst Street, 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.


\$525/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.


\$450/wk

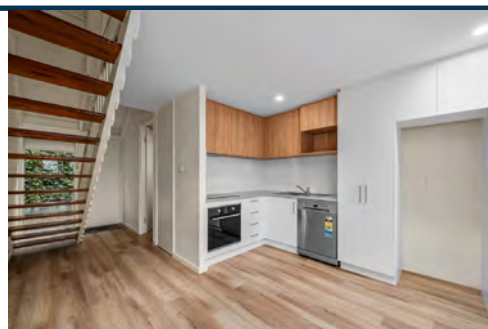
[See more details](#)

3/12a Lynton Avenue, South Hobart

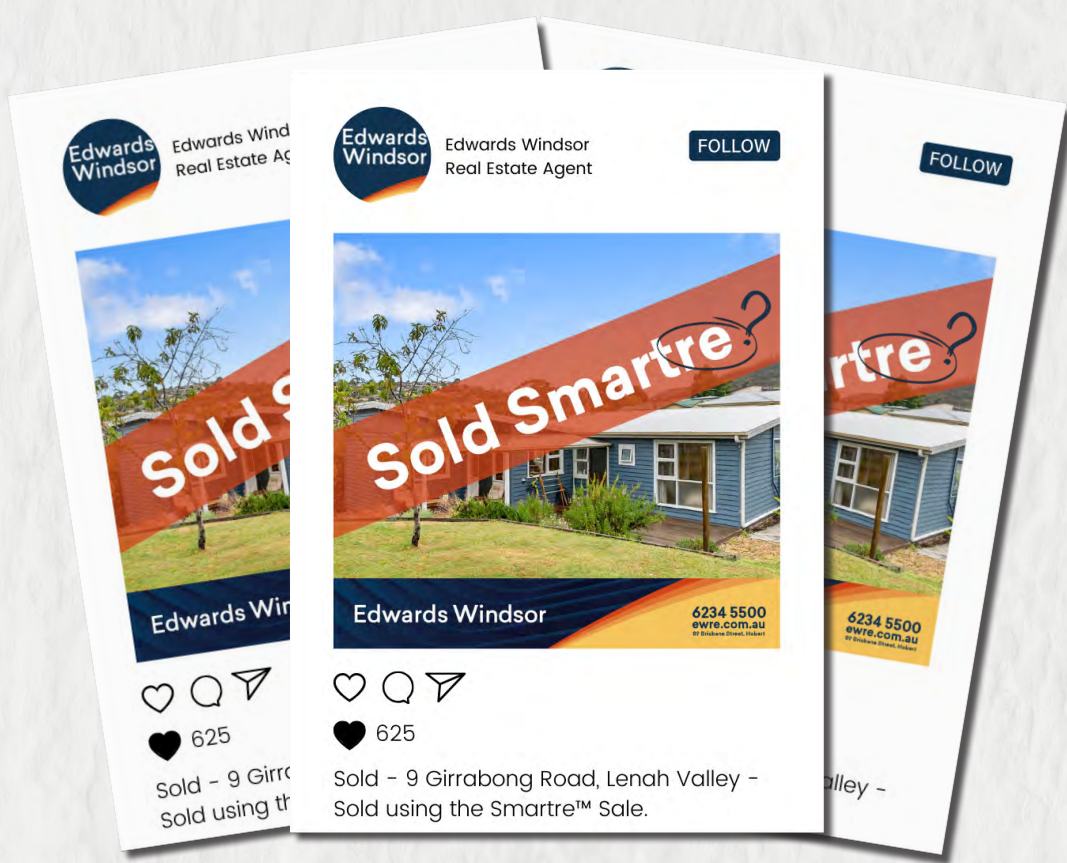
This modern 2 bedroom apartment is in the perfect location within easy walking distance to the CBD and Sandy Bay.

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.


\$450/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.

The Week In Real Estate

Extract from Issue released 19 April 2024



Regional Price Growth

Regional house prices are experiencing the highest growth since March 2020, according to new PropTrack data. PropTrack Senior Economist Eleanor Creagh says coastal and regional areas benefited most from affordability advantages and a pandemic-induced preference shift in recent years. She says four years since the start of the pandemic regional home prices have outperformed their capital city counterparts in every state except Western Australia and the Northern Territory. The best-performing regional market in the past four years was Regional Queensland with prices up 66.5% since March 2020, while Brisbane was up 63.15 during the same period.

- Regional South Australia was up 66.2% and Adelaide was up 64%
- Regional Western Australia was up 55.5% and Perth was up 57.3%
- Regional Tasmania was up 53.6% and Hobart was up 36.1%
- Regional NSW was up 51.6% and Sydney was up 34.7%
- Regional Victoria was up 40.6% and Melbourne was up 17.2%
- Regional NT was up 9.4% and Darwin was up 25.1%
- The ACT was up 37.4%



Investors and FHBs Back

Loans to investors and first-home buyers picked up in February according to new data from the Australian Bureau of Statistics.

The figures show a 1.5% increase in mortgage commitments across the board during the month to the value of \$26.4 billion.

Investor loans rose by 1.2% in February and first-home buyer loans increased by 4.8% in the month. Both are 21% higher than at the same time last year. There were 9,377 loans to first-home buyers during February.

ABS head of finance statistics, Mish Tan, says investor loans made up more than half of the growth in total new loan commitments in the past year.

The value of new loans written in February was \$26.4bn, with \$9.53 billion of that investments.

NAB senior economist Taylor Nugent says the increase in loans to first-home buyers shows that the market remains resilient and that higher mortgage rates are not a hurdle when compared to the alternative of renting.



Rents Continue to Rise

Rental growth picked up pace again in the first quarter of 2024 with combined capital house rents up by 5% (\$30).

The latest Domain Rental Report shows the increase was the largest quarterly rise in 17 years and the second highest on record. It says the supply-demand imbalance is still clearly placing pressure on rents.

Despite the increases the pace of growth is slowing – rising three times slower than in the March quarter of 2023 and annual gains are the slowest since June 2022.

The report says there are record asking rents in most capital cities with the exception of Canberra houses and Hobart units.

House rents increased the most in Adelaide (5.4%) during the quarter, followed by Perth (4.8%), Melbourne (3.6%), Brisbane (3.3%) and Sydney (2.7%). House rents were up by 0.7% in Canberra and there is no change in Darwin or Hobart. Rents were up for units in most capital cities with the exception of Canberra and Darwin.

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 and even a glimpse of the Organ Pipes atop Kunanyi (Mount Wellington).



For Sale by
Expression of Interest



[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

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.

- Low maintenance – Close to schools
- Close to shops – Plenty of public transport



\$575,000



[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



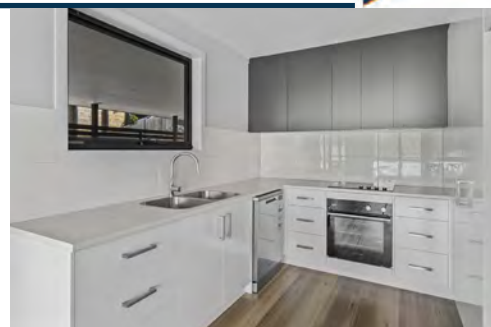
[See more details](#)

For Rent

26/34 Clinton Road, Geilston Bay

The home comprises contemporary, light, open plan living and kitchen with brand new appliances, heat pump and access to the private entertaining deck. There are three bedrooms, two bathrooms including a master bedroom with ensuite and a single covered carport.

Located in Geilston Bay, the property is conveniently located in proximity to shopping, amenities, schools, transport routes, parks and public spaces.


\$620/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.


\$495/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 Sale & Lease

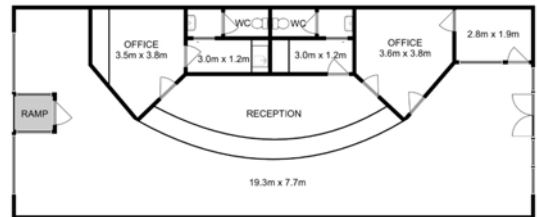
3/5 Fitzroy Street, Sorell

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**

 **160**

ZONE Office



All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by OpenView.com

[See more details](#)

4/7-9 Railway Court, Cambridge

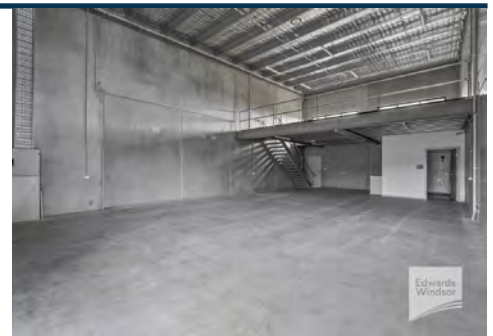
A superb warehouse inclusive of high clearance warehousing, internal mezzanine storage equal access toilet with shower and carpark, this contemporary warehouse is designed to serve all your industrial business needs.

Available Now

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

 **178**

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. A rare opportunity to occupy a well located premises within an established medical/professional complex. The tenancy comprises reception/waiting, multiple office spaces/consulting rooms, toilet facilities, a kitchen and existing basin facilities within some consulting/office areas.

\$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](#)