

HOBART TASMANIA

# Property Magazine

5 April 2024

FREE

PROPERTY  
OF THE WEEK

## 7/26 Iris Court Kingston PAGE 2



Edwards Windsor  
a smartre agency

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ewre.com.au  
89 Brisbane Street, Hobart

# Property of the Week



## 7/26 Iris Court Kingston

Edwards Windsor is pleased to present to you this lovely stand alone villa in a prime location. Set back from the road and very private, this property is ideal for investors and home buyers alike. This charming unit offers the convenience of Kingston living and the versatility of three bedrooms, just waiting to be utilised as you see fit. The unit has its own lock up garage and plenty of outdoor space to enjoy those summer evenings with friends.

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.

Don't miss out on the opportunity to see this fantastic villa in person! If this sounds like the perfect property that you've been searching for, and you are ready to buy now, please contact Edwards Windsor today to arrange our private inspection.



[See more details](#)

**\$575,000**



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



## 14 Maroubra Circle, Chigwell

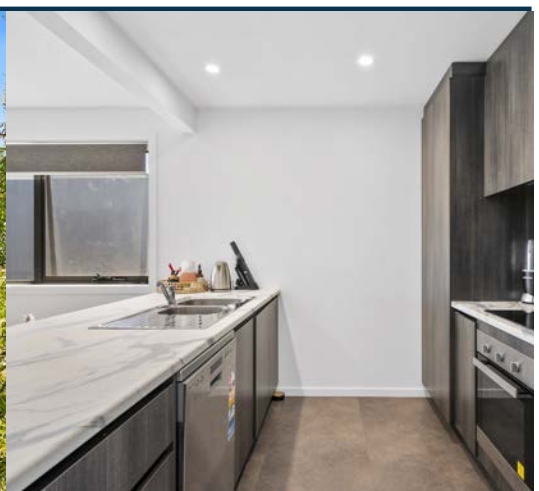
This neat two-bedroom weatherboard house sits atop an approximate 465 square metre lot, offering an incredible opportunity to begin or expand your investment portfolio. Built Circa 1959, the property has enjoyed renovations to the bathroom in recent years, and enjoys a level block with ample room for 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



## 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](#)


## 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**
[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](#)



## 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**



[See more details](#)

# For Rent

## 5/48 Mariah Crescent, Oakdowns

Located in a quiet complex and just a short drive to the new Glebe Hill Shopping Centre, local schools and services is this very well presented three bedroom townhouse.

Upstairs you will find the well designed, open plan living area with heat pump, modern, functional kitchen with plenty of cupboard and bench space, the double master bedroom with built in wardrobe and the spacious ensuite including bath and separate shower. There is also a separate guest powder room on this level.

**\$530/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](#)

## 1/20 Commercial Road, North Hobart

If you have always wanted to rent with your family or friends but still have your own private space, this is a great opportunity not to be missed! One house – two separate one bedroom units available!

This fully renovated, stylish one bedroom unit is situated in the heart of North Hobart and is within easy short walking distance to restaurants, cafes.

**\$415/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](#)

## 2/187 - 189 Bathurst Street, Hobart

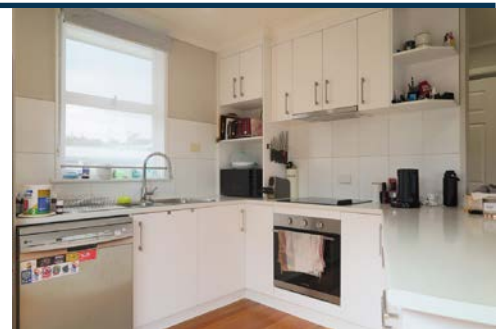
Set over two levels, the downstairs comprises of a well equipped living room with electric heating and an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher. This area opens out on to an outdoor entertaining area, perfect for upcoming summer days. There is a European laundry with a front loader washing machine and dryer that has easy access to the clothesline.

**\$550/wk**[See more details](#)

## 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.

**\$500/wk**[See more details](#)

## 2/12 Andreas Place, Geilston Bay

Set on the hillside in the new development area of Geilston Bay and just a short drive to local shops, cafes and schools, this 3-bedroom, 2-bathroom property would make the perfect home for a family or professional couple. Added benefit of state of the art white goods included.

Large windows in the open plan living area allow sun to fill the space, and there is a heat pump for year-round comfort.

**\$510/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.

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consultants and learn how the Smartre™ Sale  
will benefit you.

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# Article

## The Week In Real Estate

Extract from Issue released 30 March 2024



### Rate Cuts Predicted

Homeowners are tipped to be almost \$700 a month better off by the end of 2026 if predicted interest rate cuts come through.

BIS Oxford Economics predicts that the cash rate will drop by 1.75 percentage points within the next 18 months. It says this will leave more money on the wallets of homeowners and also improve the borrowing capacity of those looking to get into the market. It predicts the first interest rate cut will come in December this year. Under that scenario based on the \$624,000 average Australian home loan, monthly repayments will drop from \$4003 to \$3310 or about \$8300 per year.

"Interest rate cuts from late 2024 should boost credit availability, accelerating broad price growth once again," senior economist, Maree Kilroy says.

She says higher borrowing costs in 2023 did not deter buyers.

"Underlying demand has been robust in many sectors, backed by the strongest population growth increment on record. Migration is running red hot but should soon normalise."

### Listings On the Rise

Property listings are finally starting to increase and are now 16.6% higher than at this time last year.

PropTrack data shows across the combined capital cities new listings are up by 22.2% in the year to February. The national increase is largely being driven by Sydney, Melbourne and Canberra markets. Listings are down year on year in Darwin and remain at the same level in Adelaide and Perth.

PropTrack senior economist Angus Moore believes sellers are confident in listing their homes because of the favourable conditions in the housing market.

"Sellers and buyers are more confident about the outlook for interest rates, with expectations of no more rate hikes and even cuts later in the year underpinning the confidence in the market," he says.

He says with unemployment low and income growth starting to increase there is a growing demand from buyers, particularly as the rental market remains difficult. The total number of properties listed for sale in Sydney, Melbourne, Canberra, and Hobart is now well above the prior-decade average, although Brisbane, Perth, and Adelaide are about 40% below.



### Super For Homes Not So Super

The Superannuation industry is rebuffing calls for first-home buyers to be able to access their retirement savings early to buy property.

A report from the Association of Superannuation Funds of Australia says allowing early access will really only help those who could have afforded to buy without having to access their super. And it warns it could drive up house prices by increasing demand.

ASFA chief executive Mary Delahunty says this would mean people on lower or moderate incomes will still feel locked out of the market.

But Hotspotting founder Terry Ryder dismissed the comments as self-serving and not based on any research analysis.

"The comments from big super are the voice of vested interest, always the biggest noise in real estate," he said.

"Whenever anyone puts forward a proposal to help first-home buyers, there are claims it will push up property prices.

"But no one has ever produced any research to support that claim. I see this as a major furphy."

# For Sale

## 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](#)

## 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 tenable 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

## 4/286 Macquarie Street, Hobart

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 fluffy may be considered as well.

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

## 5 Lallaby Road, Lutana

Being one of the last houses in the cul-de-sac with a reserve at the end you are able to enjoy total peace & quiet. With the Tennis courts, the bike track and a golf course nearby, this place is sure to get your heart pumping.

This property has recently had new blinds fitted throughout and a new back fence, making the property suitable for pets of all sizes.

**\$490/wk**[See more details](#)

## 22 Breedon Way, Clarendon Vale

The home comprises of a spacious, open plan living/dining area with heat pump and sliding door access out to the fully fenced garden area, modern kitchen with breakfast bar and plenty of cupboard space, dishwasher, under bench oven & hotplates.

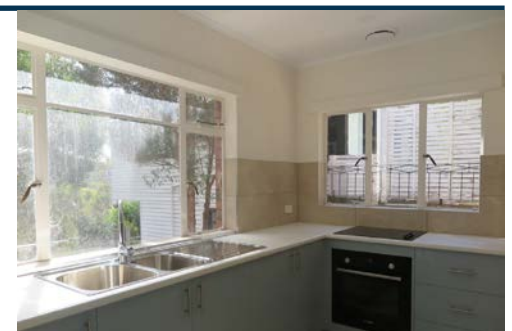
The fully fenced grounds are easy care and there is off street parking available in the front driveway area. Pets are also considered for this property.

**\$510/wk**[See more details](#)

## 2/457 Huon Road, South Hobart

This recently renovated two bedroom unit is located in a quiet area offering a low maintenance lifestyle and is still only a short drive to the South Hobart restaurants and services and the Hobart CBD.

Spacious living area with electric heating and double French door access to the rear private deck area, water usage included.

**\$480/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](#)

