

HOBERT TASMANIA

# Property Magazine

10 May 2024

FREE

PROPERTY  
OF THE WEEK

**3/207 Churchill Avenue**  
Sandy Bay PAGE 2



**Edwards Windsor**  
a smartre agency

*Celebrating* **40**  
*years*

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



# Property of the Week



## 3/207 Churchill Avenue Sandy Bay

With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built in wardrobe while the floorplan offers fantastic flexibility for singles or couples to use the second bedroom as a home office or study room. The bathroom contains toilet, vanity and shower over bath.

Comforts and convenience are aplenty with the unit having all interior paint and blinds redone recently, with pleasant updates completed in the kitchen, new flooring throughout the unit and reverse cycle heat-pump installed in the living area. Perfectly positioned within walking distance of the university and local shops and amenities as well as very short commute from Sandy Bay shopping Centre and Hobart CBD ensures that work and recreational needs are always at your fingertips. Undercover off-street parking allows safety and security at your doorstep and opportunity for further storage cupboard already approved with the body corporate.



[See more details](#)

**\$499,000**

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



## 9/7 Lynton Avenue, South Hobart

This unit has a spacious open kitchen, dining and lounge area. The property is low maintenance and includes an easterly facing private balcony overlooking Sandy Bay and the River Derwent. There are two generous storage cupboards in the hallway as well as built in robes in both bedrooms. The bathroom containing shower over bath and vanity as well as ample room with laundry connection.



**\$474,000**



[See more details](#)



## 90 Woodcutters Road, Tolmans Hill

Timber flooring flows from the entry enticing you into the expansive open plan kitchen, dining and living area before capturing your eye with stunning views and outdoor entertaining on the large timber deck. The kitchen offers ample room, breakfast bar and incredible amount of storage. To one side lies the large main bedroom with built in robe and direct access to the bathroom which contains bath, separate shower, toilet and vanity. Completing the upper level are another two double bedrooms, both with built in robes.



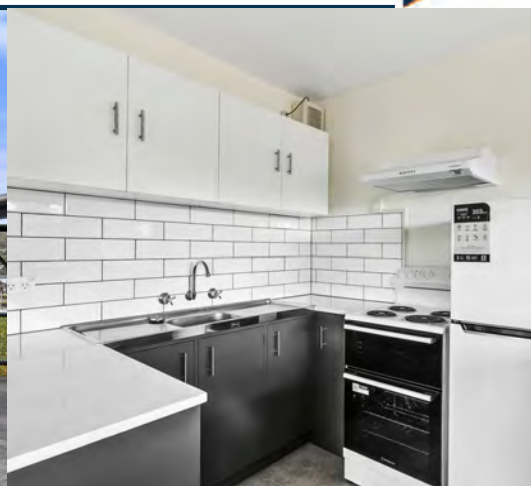
**\$1,300,000**



[See more details](#)



# 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.



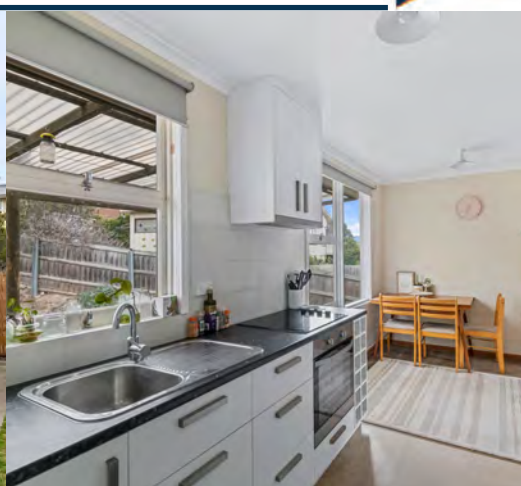
**\$800,000**



[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.

**\$575,000**



3

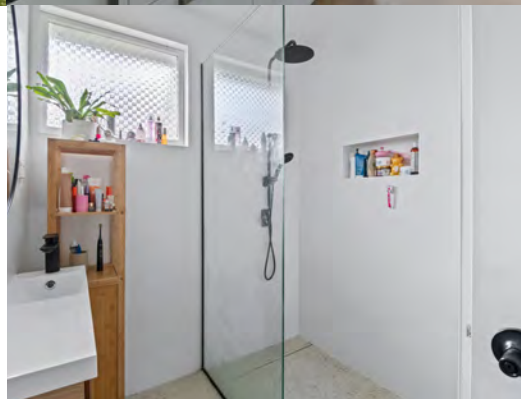


1



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

## 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.

Pets may also be considered.



**\$495/wk**

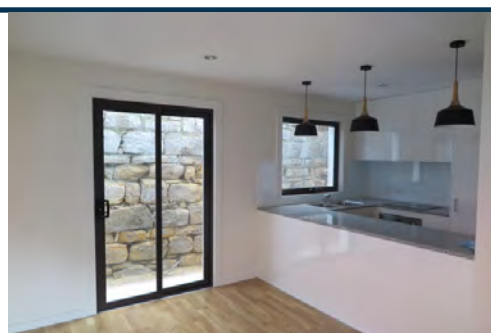


[See more details](#)

## 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](#)

## 10 Church Street, Hobart

As you enter into the ornate hallway on the ground floor you will find the large formal lounge room with panel heating, separate formal dining room and spacious family kitchen with dishwasher and wood heating. From the kitchen area, you can access the balcony that overlooks the fully enclosed rear yard and there is stairwell access to the lower ground level which houses the second bathroom and the huge laundry/storage area.



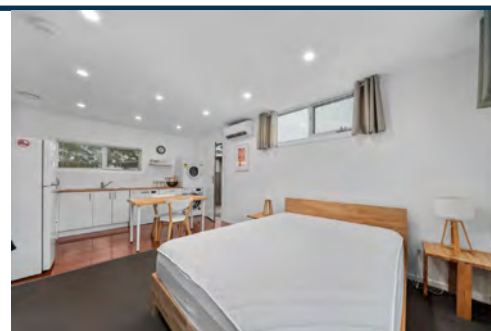
**\$575/wk**



[See more details](#)

## 585a Nelson Road, Mount Nelson

Charming & comfortable free standing fully furnished studio with parking. Property is conveniently situated to local shops, transport, recreational fields and parks. Kitchen is modern and inclusive of fridge, microwave & dishwasher. Bathroom comprises shower, toilet vanity and mirror. Laundry is incorporated into kitchen and includes washing machine and dryer. Nice size living space with television provided.



**\$400/wk**



[See more details](#)



# For Rent

## 84 Gepp Parade, Derwent Park

Delightfully situated across from the newly developed playground and Prince of Wales Bay Marina you will discover this renovated and freshly painted (inside & out) three bedroom home.

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.



**\$580/wk**



[See more details](#)

## 1/2 Nolan Crescent, Kingston

This newly constructed 3 bedroom, 2 bathroom home is designed with modern features and amenities, offering the perfect blend of comfort and style for your lifestyle needs.

Entertain guests or simply unwind in the tranquil outdoor space featuring an undercover patio and a low-maintenance yard.



**\$600/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.



**\$810/wk**



[See more details](#)

## 2/187 - 189 Bathurst Street, Hobart

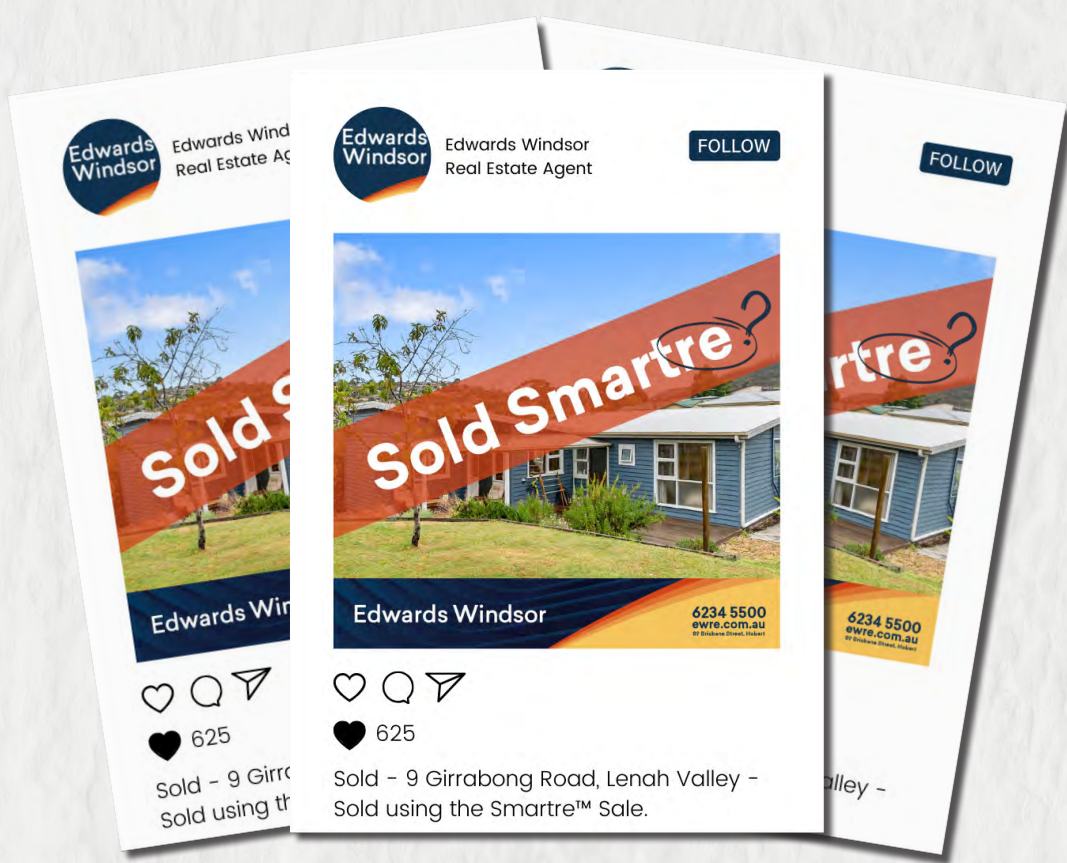
Set over two levels, the downstairs comprises of a well equipped living room with electric heating and an open plan kitchen/dining that includes a ceramic cooktop, under bench oven and dishwasher. This area opens out on to an outdoor entertaining area, perfect for upcoming summer days. There is a European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



**\$500/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 4 May 2024



### Tax Cuts Solution to Crisis

Cutting taxes on home building is a quick solution to Australia's housing crisis, according to the Housing Industry Association (HIA).

HIA Chief Economist, Tim Reardon, says as higher interest rates continue to linger, it is increasingly important that the government look at reducing the tax on homes if they want to increase supply.

"Government taxes and charges account for as much as 50% of the cost of a new house and land package," he says. "Governments are the biggest impediment to home building in Australia. They cannot continue to blame the consequence of their decisions on foreigners or investors who build homes and make them available for rent or sale." Reardon says the consequence of increasing taxes on homes is that fewer homes will be built. Reardon says proposals by Senators Jacqui Lambie and David Pocock to limit negative gearing to new builds will not lead to increased investment in new homes.

"If politicians want to increase the supply of housing, then they should look at proposals to reduce taxes on housing," he says.



### Home Financing Hotspots

Queensland is in the top spot for the value of home loans buyers taking out, with more owner-occupier loans than any other state in the past quarter.

The latest State of the States economic analysis by the Commonwealth Bank of Australia shows the value of home loans in Queensland was the strongest as of February 2024. The value of home loans in Queensland is up by 21.1% on the long-term average. It was above the decade average in most states and territories (excluding the Northern Territory).

Western Australia home loan values are up by 17.5% on the decade average, followed by South Australia (14.2%) and the ACT (12%).

Victoria is up 8.9%, NSW, 8.3% and Tasmania, 0.7%, while the Northern Territory is down 15% on the decade average.

According to the Australian Bureau of Statistics, the value of new loan commitments for total housing increased by 1.5% to \$26.4 billion in February.

At the same time, the value of investor lending rose 1.2% to \$9.5 billion.



### Auction Market Holds Steady

The weather may be starting to cool off but the auction market isn't with clearance rates consistently remaining above 70%.

CoreLogic figures show that the preliminary auction clearance rate for last weekend was 72.9% with the number of properties being offered under the hammer higher than at the same time last year. There were 1,950 capital city properties scheduled for auction last weekend. While the Adelaide auction market has been performing well of late (generally around 80% or higher) it was actually Sydney that had the highest clearance rate last week of 78.3%.

It was followed by Adelaide, 76.4%, Brisbane, 71.7%, Melbourne, 69.8% and Canberra 63.3%.

The data shows that houses (73.3%) had a slightly higher clearance rate than units (71.1%) in capital city markets in the past week.

Outside of the capital cities, clearance rates were highest in the inner west of Sydney, 92.6%, Melbourne's outer east, 83.3%, and Newcastle and Lake Macquarie, 81.5%.

According to Corelogic the volume of auctions for the upcoming weekend is set to rise, with around 2,200 auctions already scheduled.



# For Sale

## 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**



[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. his 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](#)

## 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

## 165a Abbotsfield Road, Claremont

**Prime Location:** Situated in the highly sought-after Claremont area, enjoy easy access to local amenities, schools, parks, and public transport.

**Spacious Living:** This residence boasts ample living space, including 3 bedrooms, 1 bathroom with a separate toilet, and a layout designed for both relaxation and entertaining.

**Modern Amenities:** Experience convenience with a fully equipped kitchen featuring modern appliances, ample storage, and sleek counter tops.



**\$450/wk**

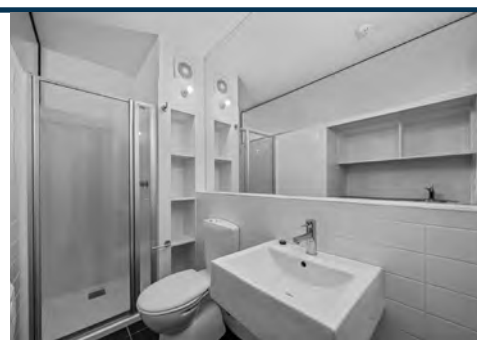


[See more details](#)

## 5/179 Liverpool Street, Hobart

This modern, well presented studio apartment in Hobart's city centre is cleverly designed to maximise the use of the available space. Located just a short stroll to all local services, the unit is also within easy walking distance to Salamanca and the waterfront.

The apartment also includes electric heating, a modern kitchenette with cook top, plenty of cupboard space, microwave, bar fridge, and a toaster and kettle.



**\$350/wk**



[See more details](#)

## 2/67 Patrick Street, Hobart

\* A good sized living area with electric heating and brand 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](#)

## 4B Sunvale Avenue, Sandy Bay

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.

The Tas Oak kitchen is perfect for the passionate cook with a oven, dishwasher & garbage disposal unit included.



**\$510/wk**



[See more details](#)



# For Lease

## 37 Tasma Street, North Hobart

Fantastic and versatile industrial style offices that have been superbly converted to create open and inviting office space.

The offices comprise an excellent mix of open plan offices, nine individual offices, reception, meeting rooms, lunch and bathroom facilities plus onsite car parking.

Available late 2024.

**Lease by Negotiation**

**ZONE Office**

[See more details](#)



## 30 Murray Street, Hobart

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.

**Lease by Negotiation**

**86**

**ZONE Hotel / Leisure, Retail**

[See more details](#)



## 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**

**197**

**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 with an area of approximately 245 square metres. The premise provides the opportunity for excellent signage and has the added benefit of onsite parking, with up to 8 spaces available with tenancy.

**\$59,500 p.a +outgoings +GST**

**245**

**ZONE Offices**

[See more details](#)

