

HOBART TASMANIA

Property Magazine

17 May 2024

FREE

PROPERTY
OF THE WEEK

2/21 Kalang Avenue
Lenah Valley PAGE 2



Edwards Windsor
a smartre agency

Celebrating **40**
years

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



2/21 Kalang Avenue Lenah Valley

Striking views of Kunanyi (Mount Wellington) and a blissfully warm home welcomes you inside its walls at 2/21 Kalang Avenue. With plenty of charm and soul thanks to timber flooring, wood heater and pleasant and light colour scheme this property offers exceptional opportunity to those seeking a first home or downsize thanks to its level entry.

Multiple off-street parking including one undercover lead into a fully fenced yard complete with garden beds, veggie beds and variety of flowering trees and shrubs ensuring you have utmost peace and privacy from your front door. Enjoy BBQ and outdoor entertaining patio as well as stellar decked area enraptured with the Mountain taking centrefold view.

Inside awaits open plan kitchen, dining and living space with kitchen containing great storage and pantry as well as timber benchtop and electric oven and stove top. The living space contains both wood heater and reverse cycle heat pump allowing comforts of old and new to be met with ease. Flowing down the hall the timber floorboards take you to two double bedrooms with the larger containing built in robe, and bathroom containing shower over bath, vanity, toilet and laundry connections.



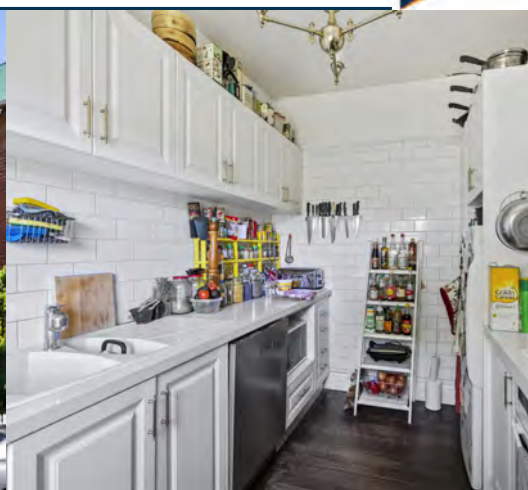
[See more details](#)

\$590,000

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



312 Elizabeth Street, North Hobart

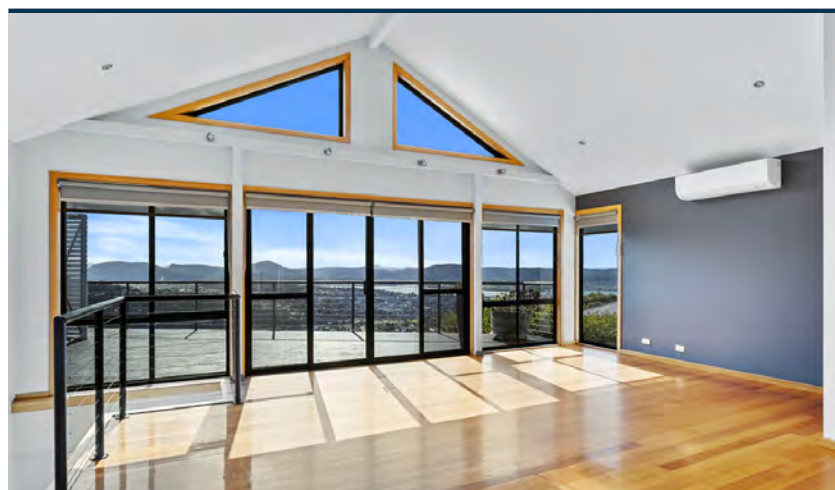
Whilst the home has had some updates, there is still a lot of history on show here. Built in 1900, the property has beautiful high ceilings and original polished floor boards. As you enter the property the first well sized room could either be a second living room or a bedroom depending on your needs. 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](#)



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.



\$1,250,000



[See more details](#)

For Sale



3/207 Churchill Avenue, Sandy Bay

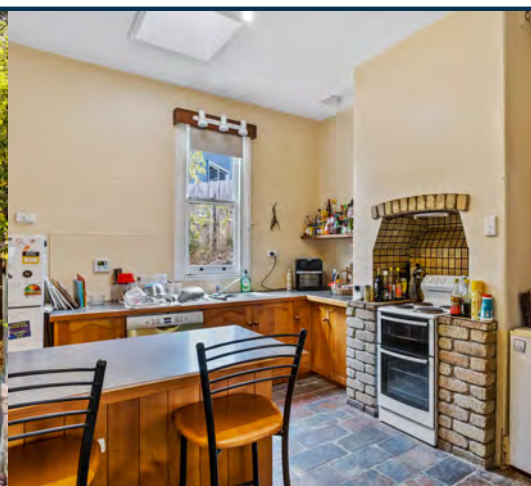
With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built 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.



\$499,000



[See more details](#)



35 Quayle Street, Sandy Bay

A spacious 4 bedroom property oozing with character and charm thanks to its high ceilings, timber floors, eaves and architraves beckons you to 35 Quayle Street. With the character features seamlessly flowing into the modern and recently renovated bathroom this impressive property tucked away in the ever auspicious Quayle Street offers a delectable opportunity for investors and those with an eye on a delightful home for the future.



\$950,000



[See more details](#)

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](#)



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.



\$399,000



[See more details](#)

For Rent

49 Ash Drive, Kingston

This house boasts a spacious living area with an open concept design, perfect for entertaining guests or spending quality time with family. The kitchen features dishwasher and plenty of counter space, making meal prep a breeze. The bedrooms are all generously sized and come equipped with ample closet space, ensuring that everyone in your household has a comfortable and private retreat.

This home is available for immediate occupancy and pets are welcome (with some restrictions).

\$510/wk



[See more details](#)



25/212 Collins Street, Hobart

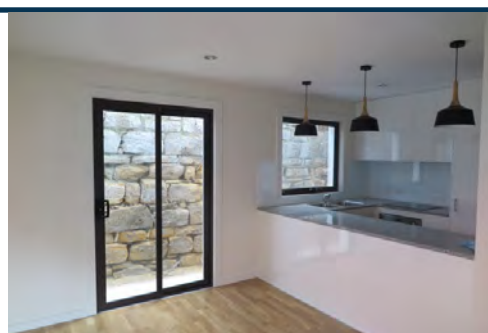
Nestled in a coveted locale just moments away from the bustling CBD, this ground floor urban retreat offers the epitome of convenience and comfort. Boasting a modern interior and a range of sought-after features, this property is perfect for those seeking a vibrant city lifestyle.

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

\$510/wk



[See more details](#)



1/76 Barrack Street, Hobart

If you're looking for a spacious city apartment with character well you may have just found it.

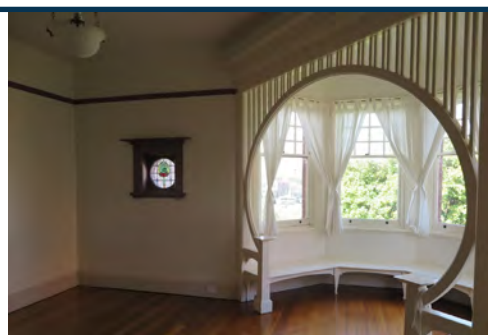
The master bedroom is unique in design and size, affords natural light with city views. The second bedroom is also large with built in wardrobe.

Bright sunny kitchen comes with a dishwasher and has a city outlook with access to side verandah and garage.

\$530/wk



[See more details](#)



32 Milburn Place, Glenorchy

Great family house situated in a quiet cul de sac with a nearby reserve and an excellent outlook. This is a very functional home includes highly useful additional living spaces.

Upgraded bathroom with spa bath, vanity and separate shower. Fully fenced.

Happy to consider appropriate pets.

\$560/wk



[See more details](#)



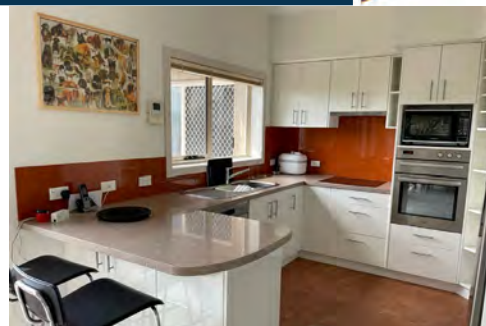
For Rent

18 Queen Street, Bellerive

Superbly presented and ideally positioned in the heart of Bellerive you will find this beautifully maintained, fully furnished home.

The property has much to offer and is only a short stroll to the beach, Blundstone Arena and an array of cafes, restaurants, general amenities and transport.

We are happy to consider suitable small pets here.



\$675/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.



\$590/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](#)

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.

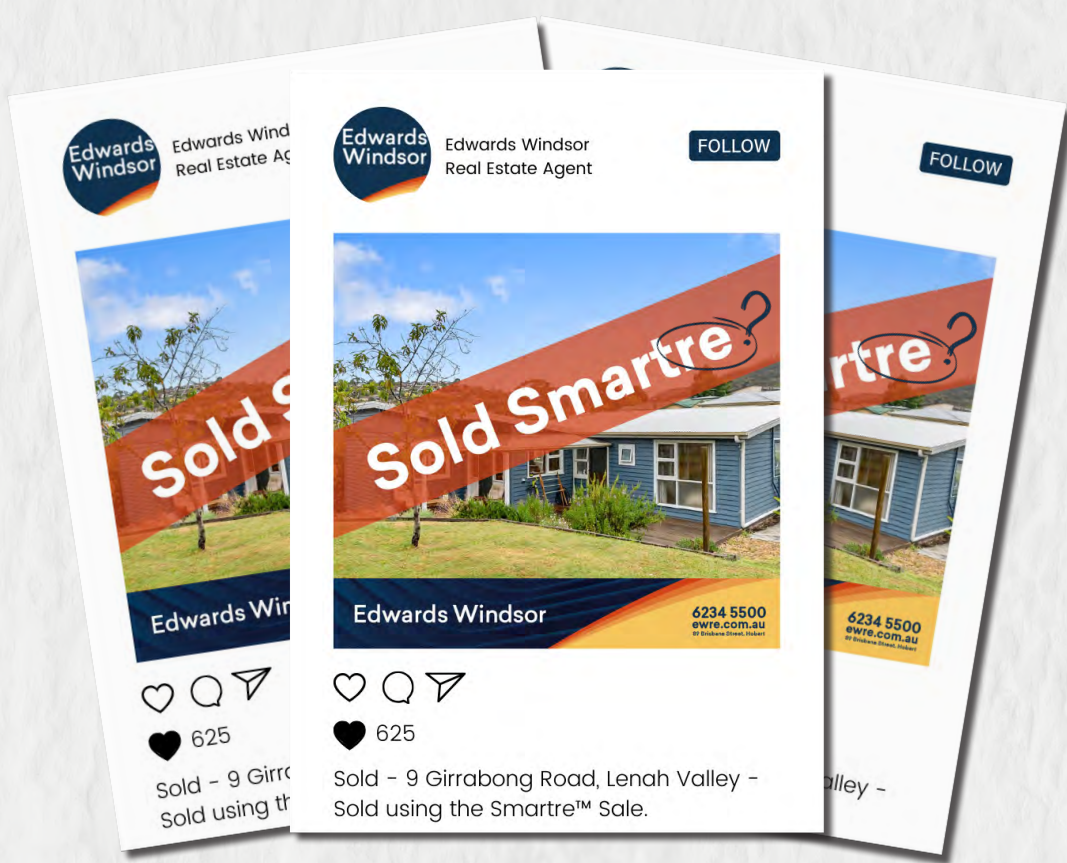
External laundry with extra storage.



\$510/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



Best Value Suburbs

There are still locations, some within 10km of the CBD, where buyers can secure affordable properties, according to PropTrack's Affordability Hotspots Report.

The report measures how many homes sold between July 2023 and March 2024 were affordable, based on buyers spending 25% of their pre-tax income on mortgage repayments.

PropTrack senior economist, Paul Ryan, says the methodology determines what is affordable for the people who already live in that city.

In Sydney, Parramatta topped the list with on average Sydney households able to purchase nearly half the homes in the region. Canterbury was Sydney's second-most affordable region, followed by Mount Druitt and Liverpool.

In Victoria, the Melton region was the most affordable, as were units in the CBD.

Queensland locations include Rocklea in Greater Brisbane and Stapylton on the Gold Coast while Adelaide's most affordable areas were in Port Adelaide including the suburbs from Outer Harbor to Semaphore South and Devon Park.

FHB Help Arrives

From September 15, first-home buyers will be able to save a home deposit through their superannuation fund.

Access to the Federal Government's First Home Super Saver Scheme will begin almost a year after the introduction of legislation to enable it. The scheme allows first-home buyers to pay voluntary contributions into their superannuation fund to save money for their first home deposit.

Those using it can salary sacrifice, which means their savings are being put into superannuation before they are taxed, as opposed to banking after-tax dollars.

The voluntary contributions can then be released, up to a limit, (along with associated earnings) to help purchase a first home. Contributions released under the scheme can be used to buy a new or existing home in Australia. Participants can have a maximum of \$15,000 of voluntary contributions from any one financial year included in the eligible contributions to be withdrawn under the scheme.

Home buyers are not able to access the funds their employer has paid into superannuation, only their own voluntary contributions.



Quote Of The Week

"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."

HIA Chief Economist, Tim Reardon

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.


\$375,000

[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 Sale

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. 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.


\$800,000

[See more details](#)

401 Cambridge Road, Mornington

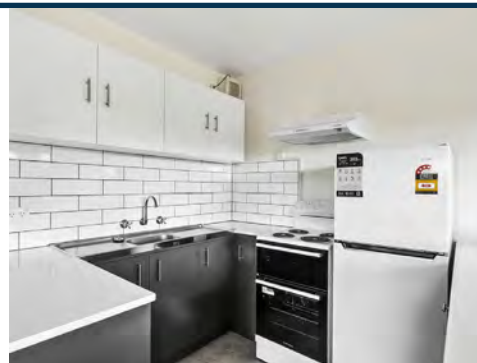
A pleasant, warm and welcoming 3 bedroom, 1 bathroom property awaits those seeking a first home, upsizing or savvy investors whom desire privacy, security and convenience on Hobarts Eastern Shore. Built circa 1969 and having enjoyed recent renovations this home offers sunny positioning, timber flooring, modern bathroom, low maintenance garden and fully fenced yard.


\$575,000

[See more details](#)

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](#)

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](#)

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](#)



161 Charles Street, Launceston

Attractive Heritage Retail Property in a fantastic location on busy Charles Street located amongst other local and national retailers. Offering excellent frontage, 8 meters wide with floor to ceiling plate glass windows for excellent display and visibility – here is a rare opportunity in the retail heart of Launceston's CBD. A chance to secure a site that is attractive and has excellent exposure to a high number of passing traffic.

**Expression of Interest
Closing 30th May 2024**

ZONE Retail

[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

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ZONE Offices

[See more details](#)

