

HOBART TASMANIA

# Property Magazine

24 May 2024

FREE

PROPERTY  
OF THE WEEK

## 36 Sharps Road Lenah Valley

PAGE 2



Edwards Windsor  
a smartre agency

Celebrating **40**  
years

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



# Property of the Week



## 36 Sharps Road Lenah Valley

There are two main entrances to the property, the first being the internal access garage which leads to the downstairs 4th bedroom/ rumpus and 2nd family room. The upstairs and downstairs are internally connected by a spiral staircase. This is a fantastic space to either make a teenagers retreat or setup for guests and family who are visiting.

The deck above adjoins the lounge room and is a second entrance to the home. Upstairs there are three bedrooms, a separate toilet and laundry as well as a dining area. The main bedroom also has an ensuite with a shower and toilet, and all upstairs bedrooms have built in robes.

With a leafy outlook, a great view of the mountain and a fantastic location this property is just waiting for the right person to move in and make their own!



**\$724,000**

[See more details](#)

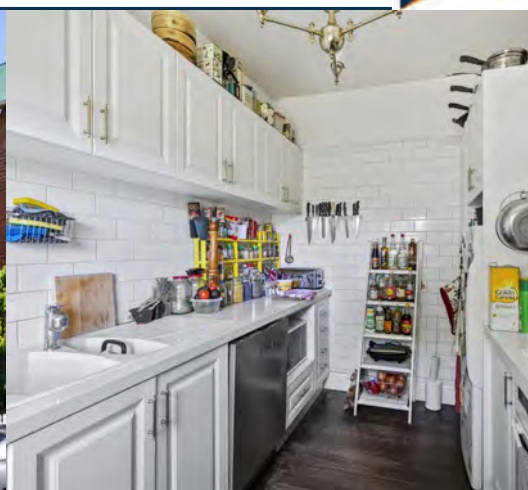


If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

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

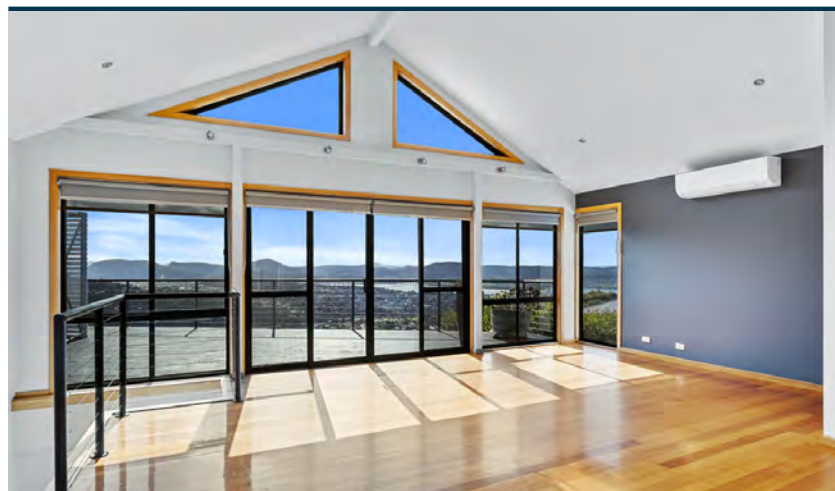
Whilst the home has had some updates, there is still a lot of history on show here. Built in 1900, the property has beautiful high ceilings and original polished floor boards. As you enter the property the first well sized room could either be a second living room or a bedroom depending on your needs.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

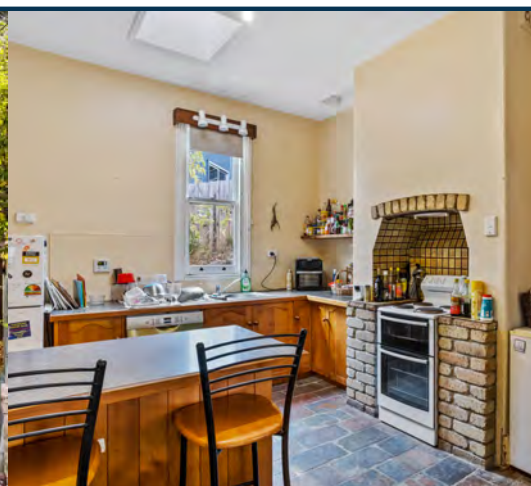
With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built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



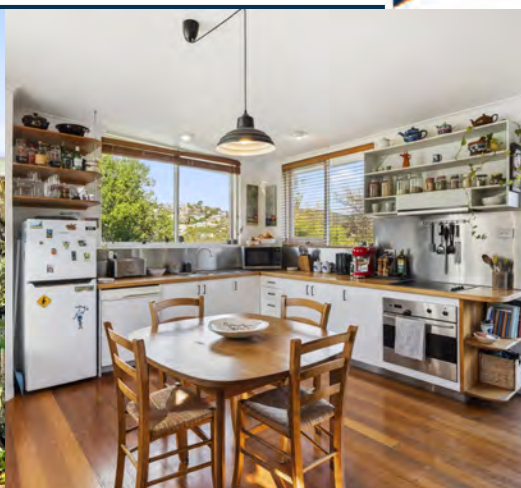
**\$950,000**



[See more details](#)



# For Sale



## 2/21 Kalang Avenue, Lenah Valley

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.



**\$590,000**



[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**



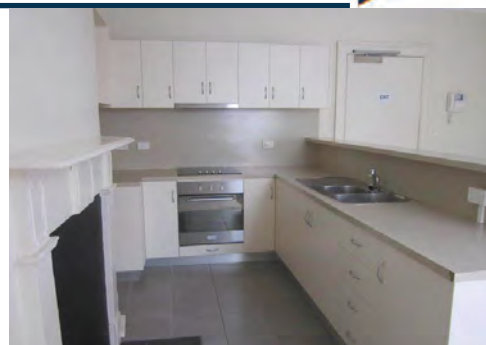
[See more details](#)

# For Rent

## 2/337 Macquarie Street, South Hobart

Superb location on the border of South Hobart and Hobart, in a Heritage listed building and within easy walking distance of the City and South Hobart precinct.

This delightful downstairs unit benefits from 1 double bedroom, ensuite bathroom and open plan lounge/kitchen. It is tastefully decorated, with quality fittings throughout, secure entry, washer/dryer combo machine, built-in robes, electric heating, private courtyard and off street parking for 1 vehicle.



**\$330/wk**



[See more details](#)

## 7 Jimbirn Street, Berriedale

The large, versatile space will suit a range of family dynamics and those wanting to work or study from home.

There are four very sizable bedrooms, the master having a built in robe with the other two double bedrooms having wardrobes. The fourth bedroom comes with two built in single beds, a desk and storage cupboards.



**\$495/wk**



[See more details](#)

## 165a Abbotsfield Road, Claremont

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

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

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



**\$450/wk**



[See more details](#)

## 3/1 Creswells Row, Hobart

Renovated throughout and beautifully presented is this double storey, two bedroom, fully furnished, apartment in a perfect location. Downstairs hosts the spacious open plan living area with double glazed windows and the modern kitchen with near new, quality appliances. Upstairs are the bedrooms – both with built in robes and the modern bathroom with separate shower and bath. Pets will not be considered at this property.



**\$600/wk**



[See more details](#)



# For Rent

## 5/12a Lynton Avenue, South Hobart

- Master bedroom is large with expansive views and air conditioner.
- Second bedroom comes with built in shelving.
- Open plan kitchen with breakfast bar and pantry.
- Lounge room has air conditioner and outdoor access to deck.
- Combined laundry/ bathroom which contains bath, shower over and vanity



**\$450/wk**



[See more details](#)

## 2/7 Wendy Avenue, Clarendon Vale

Features include but are not limited to huge open plan living and dining areas that further open to a private garden for outdoor entertaining, marble look benches with new cooking facilities and dishwasher, generously sized bedrooms with built-ins, new bathroom and ensuite, internal laundry with bench top, heat pump, and new garden in the process of establishment with new lawn and lovely coastal varieties waiting to bloom.



**\$520/wk**



[See more details](#)

## 2/40-44 Tasma Street, North Hobart

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.



**\$270/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.

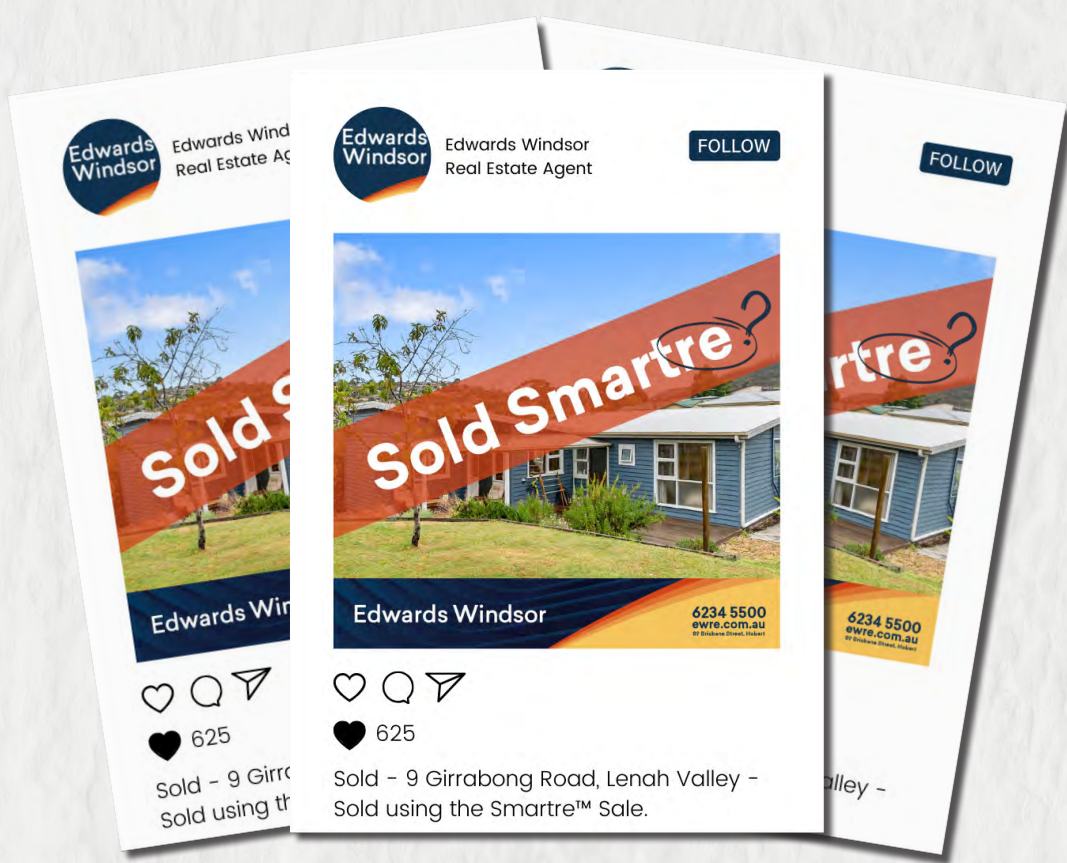
External laundry with extra storage.



**\$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 18 May 2024

### Where Rents Are Rising Fastest

Australia's median rent has now hit \$627 per week, although many tenants are paying more than that according to a new analysis by CoreLogic.

It says the lowest median rent in Australia is \$547 per week in Hobart, while the highest is \$770 per week in Sydney. Rents are also rising in the regions with a median of \$540 per week.

CoreLogic, head of research, Eliza Owen, says renters are being forced into more affordable, peripheral housing markets as they become priced out of more desirable and central metropolitan locations.

In the capital cities, Perth had the strongest rental growth, up 13.6% to \$669 per week in the past 12 months, Melbourne was up 9.6% (\$589), Sydney, 9% (\$770) and Adelaide, 9.1% (\$589).

Brisbane rents increased by 8.5% to \$649 per week, Darwin is up 3.5% to \$617 and Hobart was the only market where rents dropped in the past 12 months, it was down 0.2% to \$547.

### Future Tradies Funded

The Federal Government has committed \$91 million to boost the number of skilled construction workers in an effort to help speed up construction.

The plan will add almost 22,000 new workers to the sector. Master Builders Australia, Denita Wawn says only about half of those who leave the industry every year are being replaced. The upcoming budget will commit \$62.4 million to create 15,000 fee-free training places in TAFE and VET vocational colleges; \$26.4 million to create 5000 pre-apprenticeship programs; and \$1.8 million to speed up the skills assessment of 1900 potential migrants. Wawn says making it easier for skilled migrants to have their qualifications recognised is crucial for the industry.

She says a review found skills assessments or qualification recognition can take up to 18 months and cost nearly \$10,000 which is time and money people simply don't have.

Housing Industry Association managing director Jocelyn Martin says the Government also needs to continue subsidising companies who take on apprentices.



### Unit Development Must Double

The number of apartments that are being built in Australia needs to double to help meet the Government's target of 1.2 million homes in the next five years, according to the Housing Industry Association.

The HIA Economic and Industry Outlook report which forecasts new home building and renovations activity, says the development of apartments has fallen to almost half of what was being built in 2016.

HIA chief economist Tim Reardon says 95,380 detached homes will start construction in FY2024. The HIA then expects the start of a slow recovery the following year with 97,770 commencements in FY2025, before exceeding 110,000 by FY2027.

It predicts there will be 64,350 units built in FY2024, 78,280 in FY2025 and 93,480 in FY2026.

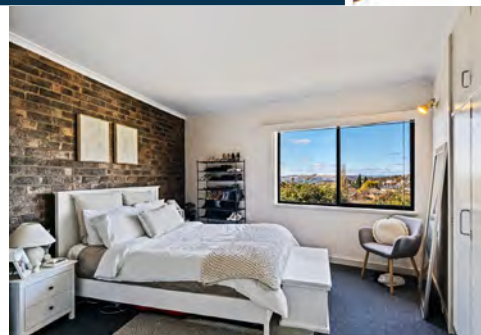
Much of this growth will be as a result of the positive impact of the upcoming 2032 Olympic Games in Brisbane, according to the HIA, as well as growth in the build-to-rent sector.



# 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. Adding to the comfort and convenience, the toilet is located separately. There is a single covered OSP for the unit located at the front.


**\$474,000**

[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](#)

## 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](#)

## 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](#)



# 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

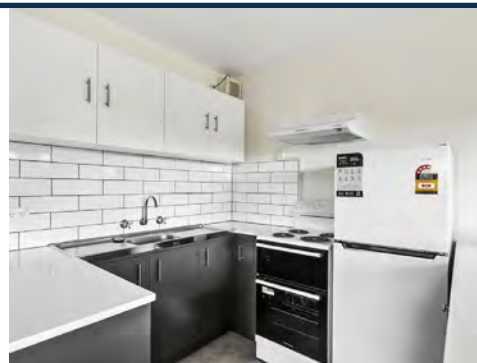
A pleasant, warm and welcoming 3 bedroom, 1 bathroom property awaits those seeking a first home, upsizing or savvy investors whom desire privacy, security and convenience on Hobarts Eastern Shore. Built circa 1969 and having enjoyed recent renovations this home offers sunny positioning, timber flooring,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



 **42**

**ZONE Offices**

[See more details](#)