

HOBART TASMANIA

Property Magazine

3 May 2024

FREE

PROPERTY
OF THE WEEK

9/7 Lynton Avenue
South Hobart PAGE 2



Edwards Windsor
a smartre agency

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

Property of the Week



9/7 Lynton Avenue South Hobart

Whether your first home or a new investment, welcome to 9/7 Lynton Avenue, South Hobart. Located on the fringe of Hobart's CBD this 2 bedroom unit is in a sought after location with Sandy Bay shopping and the Hobart CBD within easy walking distance.

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.

This unit has been exceptionally well maintained ensuring there is nothing for you to do as the new owner. There is currently an active tenancy until January 2025.



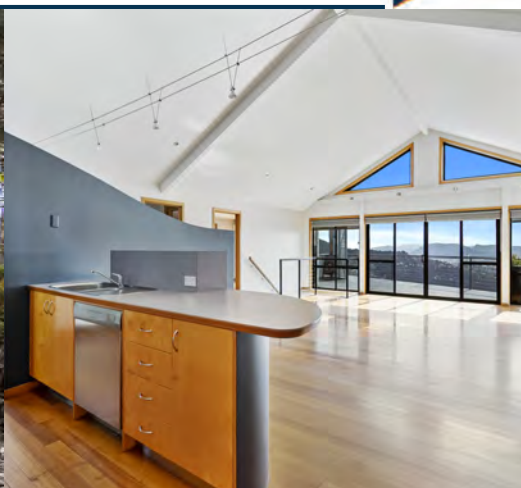
[See more details](#)

\$474,000

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



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.



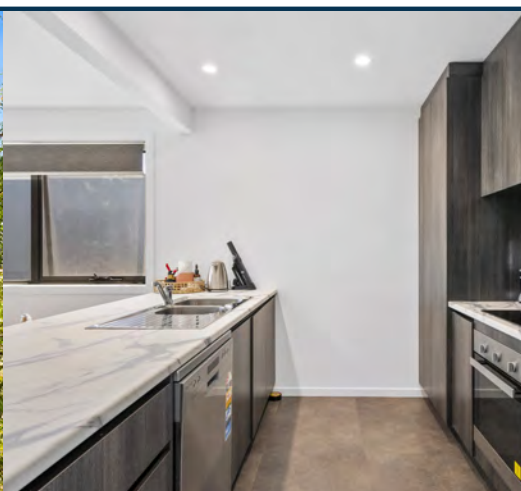
\$1,300,000

 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

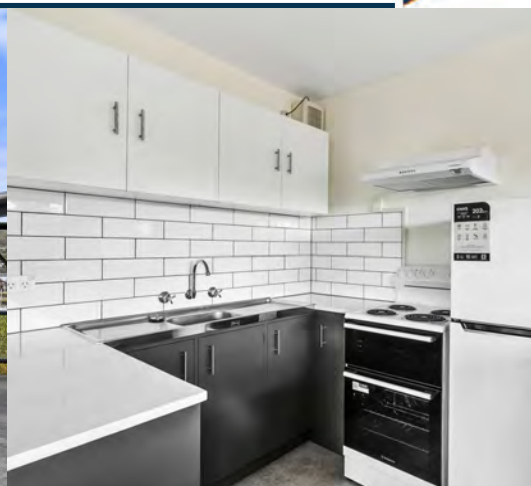
 3

 2

 2

[See more details](#)

For Sale



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.

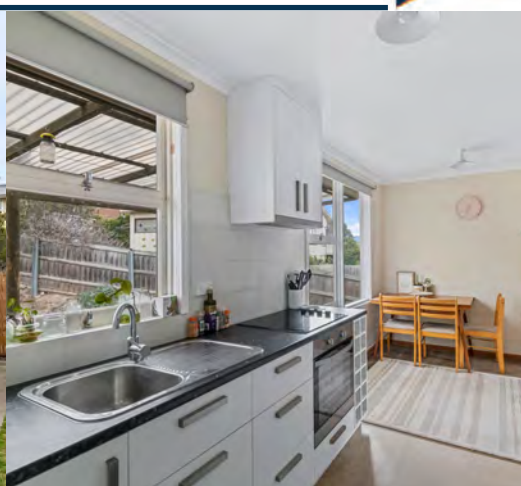


\$800,000



[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

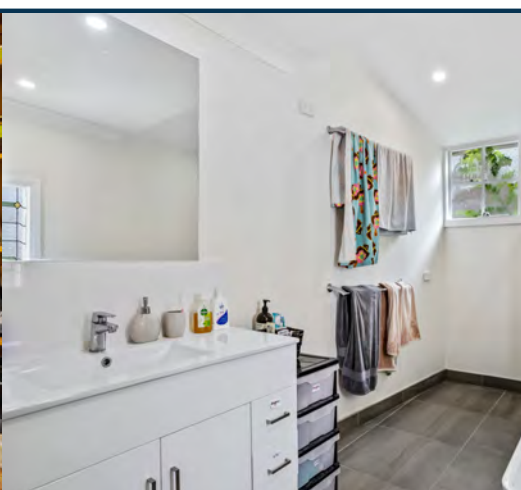
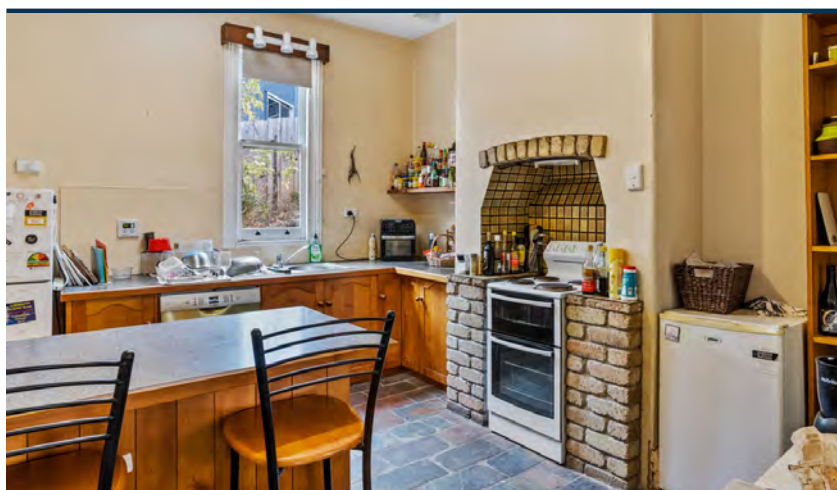
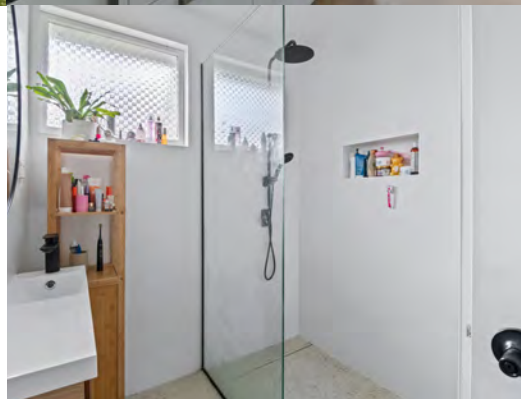


1



2

[See more details](#)



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



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

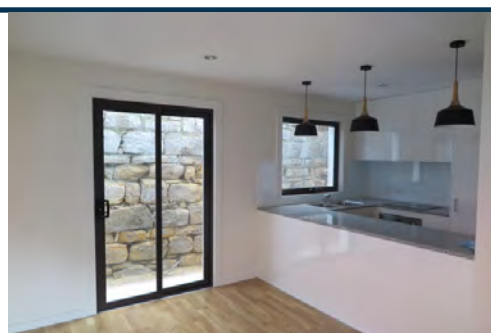


[See more details](#)

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.



\$595/wk



[See more details](#)

35 Henley Street, Lindisfarne

Situated in picturesque Lindisfarne that holds lovely views over Mt Wellington, Derwent and Hobart City, this three bedroom home is ideally located within a few minutes' drive to multiple shopping precincts, schools and Bellerive beach.

Freshly painted interior, Kitchen with electric stove top and oven with good cupboards and bench space. Sunlit dining room area that has lovely views of fruit trees.



\$460/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.



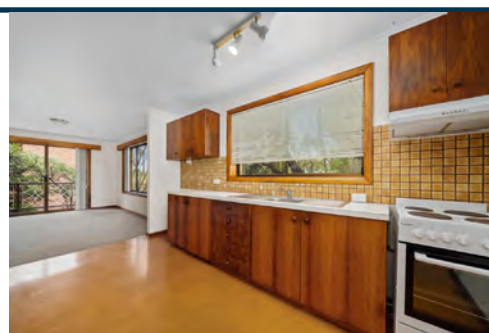
\$580/wk



[See more details](#)

17 Davey Place, South Hobart

This lower-level unit in leafy surrounds is located on the quiet no-through Davey Place, only a short walk to the South Hobart shopping area and the Hobart CBD. The living room features a heat pump for year-round comfort, and opens out onto a sunny and sheltered balcony, perfect to sit and enjoy your morning coffee. Both bedrooms have built in wardrobes, and the bathroom includes a shower over bath and space for a washing machine.



\$400/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



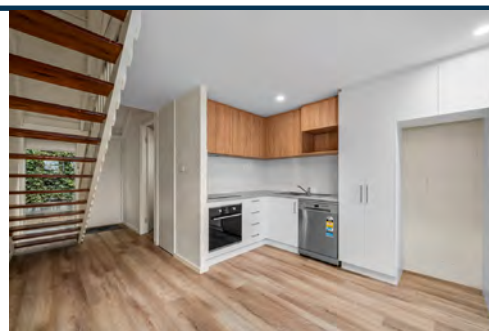
[See more details](#)

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.

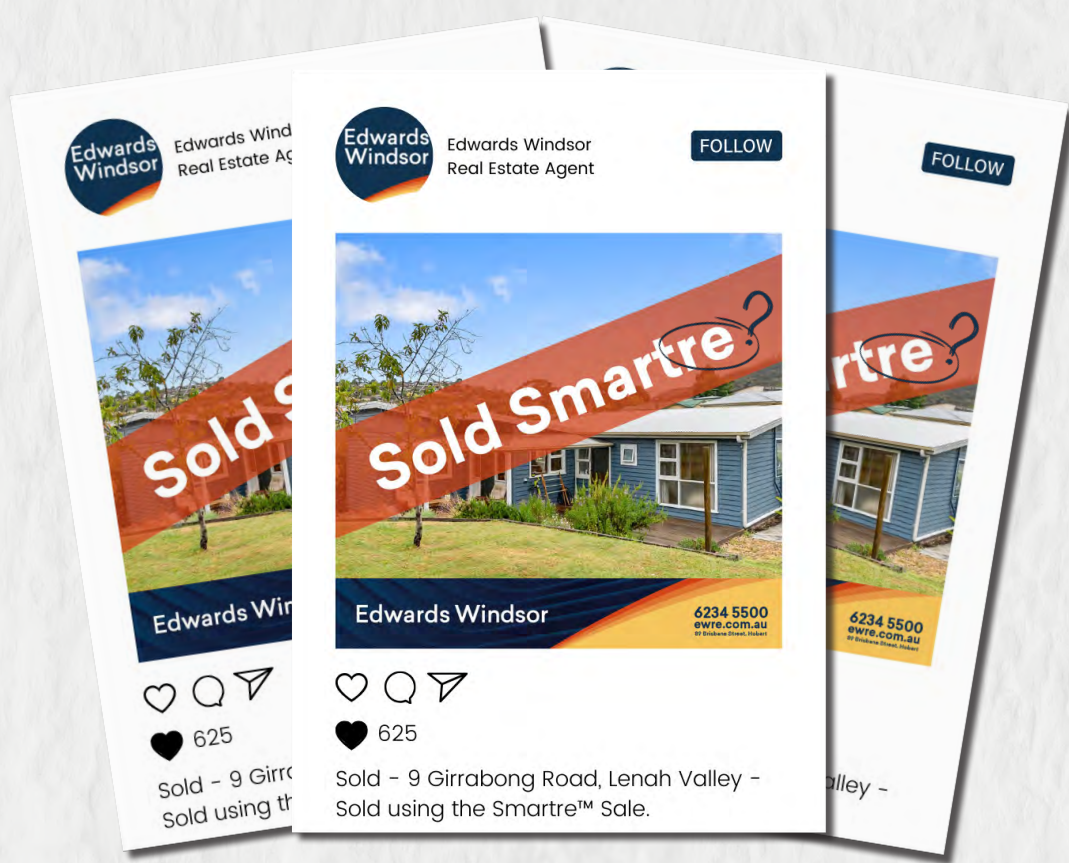
Off street parking for one vehicle is also included.



\$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 27 April 2024



Property Confidence Rises

Property industry confidence is on the rise according to the latest Procore/Property Council Survey.

Property Council of Australia Group Executive Policy and Advocacy Matthew Kandelaars, says the stable interest rate environment and easier access to finance is helping calm the industry, despite it having to deal with “broken state planning systems and government inefficiencies”. He says all levels of government need to work together to meet national housing targets and encourage investment in the property sector.

The survey shows that expectations of further house price growth continue to increase reaching their highest level since the December 2021 survey.

“This comes off the back of an undersupply of housing, with 40% of participants noting housing supply and affordability as the major issue facing the federal government and 41% for state governments,” the report says.

The survey canvassed the views of more than 500 respondents including, owners, developers, agents, managers, consultants and government across all major industry sectors and regions.



Australia Ranks Top Four

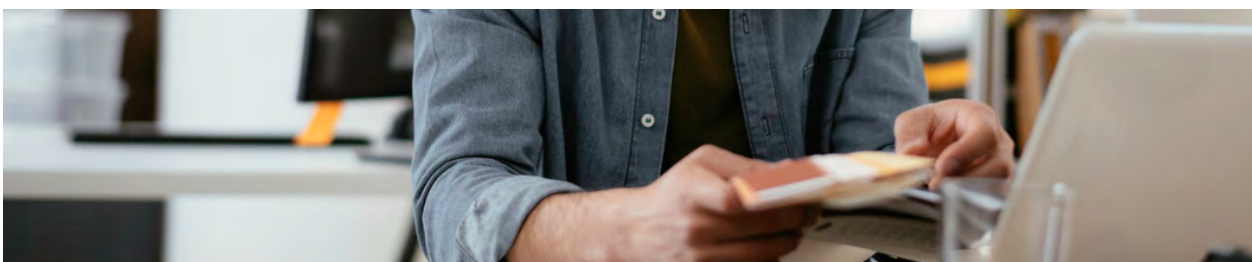
Australia is in the top four in the world for house price growth in the past five years according to new data from the International Monetary Fund.

The data shows that after inflation Australian house prices have increased by more than 10% since 2019. Only the United States, the United Arab Emirates and Japan had higher real house price growth during the same period. It comes as the Australian Financial Review’s quarterly property survey, tips that prices will keep rising.

Its panel of ten experts are predicting growth of 5% nationally with Perth expected to have the strongest growth of 16% in 2024.

The survey shows that demand is the highest in affordable cities and Brisbane and Adelaide should increase by about 10% this year. Sydney’s growth is forecast to be between 4.5% and 9 % and Melbourne by up to 4%.

Knight Frank chief economist, Ben Burston says despite recent growth prices in Perth and Adelaide, remain well below that of other capital cities and still have “further upside in the near term”.



Where First-Time Investors Buy

First-time investors are sticking close to capital cities, according to a new report.

The Active Property Investors Report from the Commonwealth Bank also shows the average age of property investors in Australia is 43 and the average loan size is a little more than \$500,000.

CBA’s Executive General Manager of Home Buying, Dr Michael Baumann, says nationally the top location for new property investment purchases in 2023 was in the 2000 postcode of the Sydney CBD including Haymarket.

In Melbourne the top postcode, was 3029 which covered West Melbourne, including Hoppers Crossing.

Another top performer is the 2765 postcode of North West Sydney, including Marsden Park.

The top Brisbane location for new investment purchases was the 4000 postcode which includes the Brisbane CBD.

Dr Baumann says the majority of the top-performing postcodes have been consistently popular with investors for many years. The data shows since 2019 three of the top-performing investment postcodes are still at the top of the list.

For Sale

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



[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 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](#)

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](#)

439 Huon Road, South Hobart

Offered for sale in an envious position and sizable lot is 439 Huon Road, South Hobart. An incredible opportunity for savvy investors or developers that offers a property with 3 flats on a single title, all of which are tenanted and offer good return with ample opportunity for further development and additional flat(s) subject to council approval.


\$930,000

[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 Lease

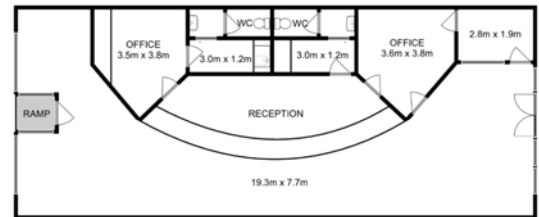
3/5 Fitzroy Street, Sorell

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](#)

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](#)

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

 **245**

ZONE Office



[See more details](#)

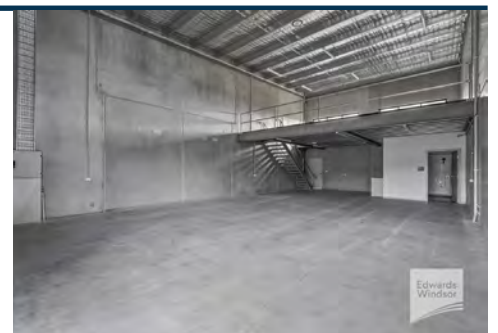
4/7-9 Railway Court, Cambridge

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

 **178**

ZONE Warehouse



[See more details](#)