

HOBART TASMANIA

Property Magazine

31 May 2024

FREE

PROPERTY
OF THE WEEK

10 Roope Street
New Town PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



10 Roope Street New Town

Built circa 1910 your new home contains entry hall from front porch with bedrooms lining both sides enjoying high ceilings, mantle pieces in fantastic condition and ample space for built in robes should they be desired in the future. Down the hall opens the spacious living and dining area with fourth bedroom or separate living room before reaching the tidy kitchen offering good bench and food preparation space and electric oven and stovetop. Bathroom contains shower over bath, vanity and mirror with a toilet separate for convenience.

Outside enjoy a pleasant and low maintenance yard space with garden and vegetable beds, concrete patio for entertaining and views of Kunanyi (Mount Wellington). A second toilet can be found separate as well as laundry room, storage area, garden shed and single car garage and workshop space. A sun room offers quiet escape at the front to enjoy the pleasant streetscape and be lost to time whilst enjoying a hot cuppa or a great book.



\$750,000

[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



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
\$650,000



3



1



5

[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



2



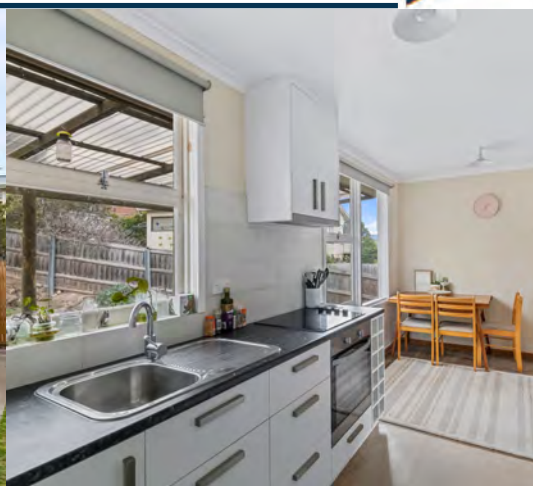
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1

[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.



\$549,000

 3

 1

 3

[See more details](#)



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.



\$724,000

 3

 2

 3

[See more details](#)

For Sale



1/9a Coolabah Road, Sandy Bay

As you enter the property there are two main bedrooms both with built ins, on the second level is a third bedroom or office space, whichever you require, as well as the bathroom and separate toilet. The top level has a generous sized open plan living and dining area adjoining the kitchen.

Literally everything is a stone's throw away from this unit, Sandy Bay beach is a 12 minute walk away and offers shopping, cafes, a park and a wood fired pizza shop.



\$599,000



[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 Rent

18 Queen Street, Bellerive

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

Master bedroom with TV, large built in wardrobe, modern ensuite and access to outdoor deck. Large second bedroom with TV and built in wardrobe. Main bathroom has walk in shower, bath, vanity and mirror.

We are happy to consider suitable small pets here.



\$675/wk

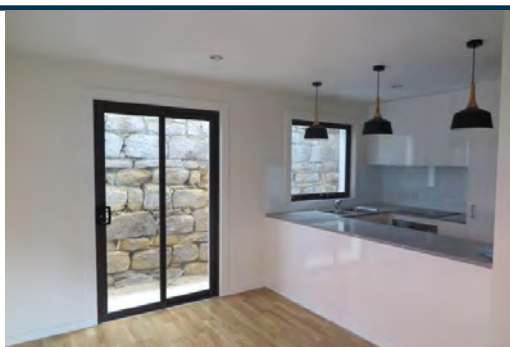


[See more details](#)

25/212 Collins Street, Hobart

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.



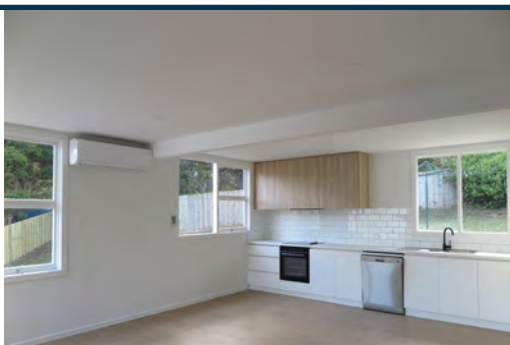
\$490/wk



[See more details](#)

27 Devines Road, Glenorchy

The home comprises of a spacious, light filled, open plan living area with heat pump, new well designed kitchen with plenty of cupboard space, under bench oven, hotplates and dishwasher, three good sized bedrooms with new carpet, new bathroom with corner shower and separate laundry and toilet areas. The rear yard is fully fenced with a new entertaining deck and is easy care. There is off street parking for 3 cars and pets will be considered. (window furnishings still to be installed)



\$550/wk



[See more details](#)

5 Elandra Road, Taroona

Delightful three bedroom home with superb river views set on a quiet street within walking distance of popular Taroona schools.

Quality comfy and cosy carpets throughout living rooms and bedrooms. Three bedrooms with master offering wonderful outlook and built in wardrobes. Second large bedroom again with views and built in wardrobe. Third bedroom or home office/study.



\$480/wk



[See more details](#)

For Rent

1/32 Lime Road, Lutana

Living Area: Comfortable living room with ample space for relaxation and entertaining

Kitchen: Functional kitchen with classic fixtures and plenty of cabinet space

Bedrooms: Two spacious bedrooms with built-in wardrobes in the master

Bathroom: Large, functional bathroom with separate bath and shower



\$425/wk

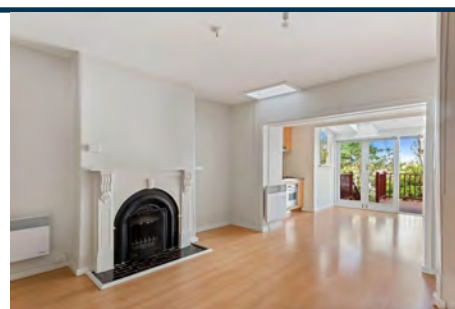


[See more details](#)

214 Bathurst Street, West Hobart

This combined 3-4 bedroom, 2 bathroom cottage is within walking distance of town. It has modern comforts in a compact but surprisingly spacious home. With three levels, the property boasts a spacious balcony that can be reached through the double timber-framed French doors in the first lounge.

Different levels offer endless views across the city to the River Derwent and beyond.



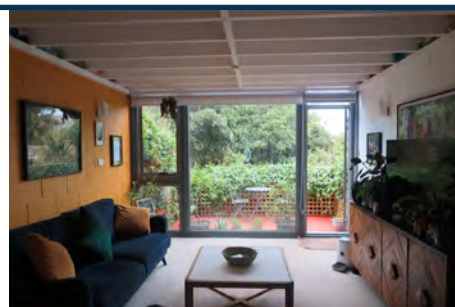
\$685/wk



[See more details](#)

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. Suitable small pets may be considered upon application.



\$450/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](#)



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The Week In Real Estate

Extract from Issue released 24 May 2024

Land Prices Rise

Land sales are on the increase with many choosing to build despite constraints in the construction industry.

The latest HIA-CoreLogic Residential Land Report analysed sales activity in 51 housing markets across Australia. It identified a “modest recovery” in residential lot sales which it says has pushed up prices. HIA Senior Economist Tom Devitt, says activity is stronger in Brisbane, Adelaide and Perth.

“Residential lot sales picked up across Australia, increasing by 0.9% in the December Quarter to 10,666, to be up by 24.6% over the course of the 2023 calendar year,” Devitt says.

“The fact that land prices are re-accelerating alongside such a modest recovery in sales volumes, suggests it will not be long before the number one constraint on new home building is, once again, the availability of land.”

“State and local governments that do not help bring sufficient shovel-ready land to market – both greenfield and infill – will struggle to do their share of the Australian government’s national target of 1.2 million new homes over the next five years.”

Super Borrowers Better Off

First-home buyers using some of their superannuation to help them buy a property could actually be financially better off in retirement, according to new modelling.

Modelling done by actuaries Michael Rice and Jonathan Ng, which was presented to the parliamentary committee looking at superannuation policies relating to home ownership, predicts homebuyers could be financially better off if they access their superannuation for deposits. Their data shows that a 35-year-old who withdraws a 20% deposit (about \$160,000) to buy an \$800,000 apartment would be \$1.2 million better off over 30 years in today's dollars. Left in superannuation that same amount of money would only increase by \$319,000 during the same period. The committee is considering the effect of withdrawing some superannuation savings for a home deposit.

The Superannuation Funds of Australia does not believe allowing buyers to access their funds for a deposit will help those struggling to save for one.

It says it will largely only help those who can already afford property and may drive up property prices.



Suburbs Cracking \$2 million

Property prices are rising so quickly that more housing markets are cracking the \$2 million and \$3 million barrier.

Domain data shows median prices in four suburbs across three cities have now joined the \$2 million club, while another, Haberfield in Sydney has breached \$3 million. Suburbs which surpassed \$2 million in the first quarter of 2024 were:

In NSW: Pennant Hills \$2.076 million (up 9.3% from \$1.9 million in December 2023) and West Ryde \$2.055 million (up 7% from \$1,920,000).

In QLD: Hawthorne, \$2.075 million, up 6.7% from \$1.945 million.

In Vic: Sandringham \$2 million, up 2.4% from \$1.9525 million.

At the same time, four suburbs dropped out of the \$2 million club - Byron Bay, Noosa Heads, Hamilton in Brisbane and South Yarra in Melbourne. All four locations have experienced significant price growth in the past three years.

Their prices dropped by between 8.8% (South Yarra) and 24.7% in Hamilton in the first quarter of the year.

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](#)

1/4 Estramina Drive, Oakdowns

Single garage with additional off street parking lead into open plan, sunny and warm living, dining and kitchen area. An incredible amount of bench and food preparation space coupled with Island bench and ample storage cupboards and drawers will suit even the most dedicated of chefs., without taking away from precious family and entertaining spaces.

Outside enjoy pleasant sun deck and low maintenance yard and lawn space.


\$635,000

[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](#)

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

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](#)

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.

This property has been transformed with love and care and brought into the modern era to offer you a complete home ready to be lived in from the moment of purchase.



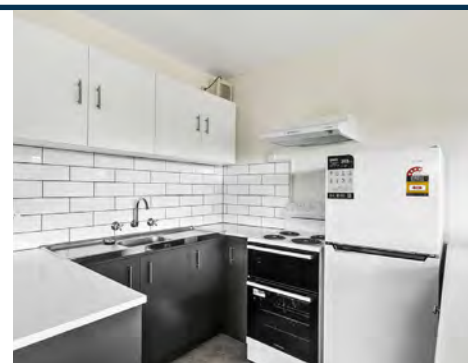
\$1,100,000



[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](#)

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 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

m² 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](#)



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.

\$59,500 p.a +GST
+ Outgoings

m²

245

ZONE Offices

[See more details](#)

