

HOBART TASMANIA

Property Magazine

14 June 2024

FREE

PROPERTY
OF THE WEEK

4/27-29 Fisher Drive Herdsmans Cove PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



4/27-29 Fisher Drive Herdsman's Cove

Available now for investors and first home buyers is this great unit in Herdsman's Cove.

With two bedrooms and an open style kitchen living/dining area, this property is an ideal investment for the right buyer. The unit has allocated OSP and is approximately a 15 minute drive to the Hobart CBD.

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

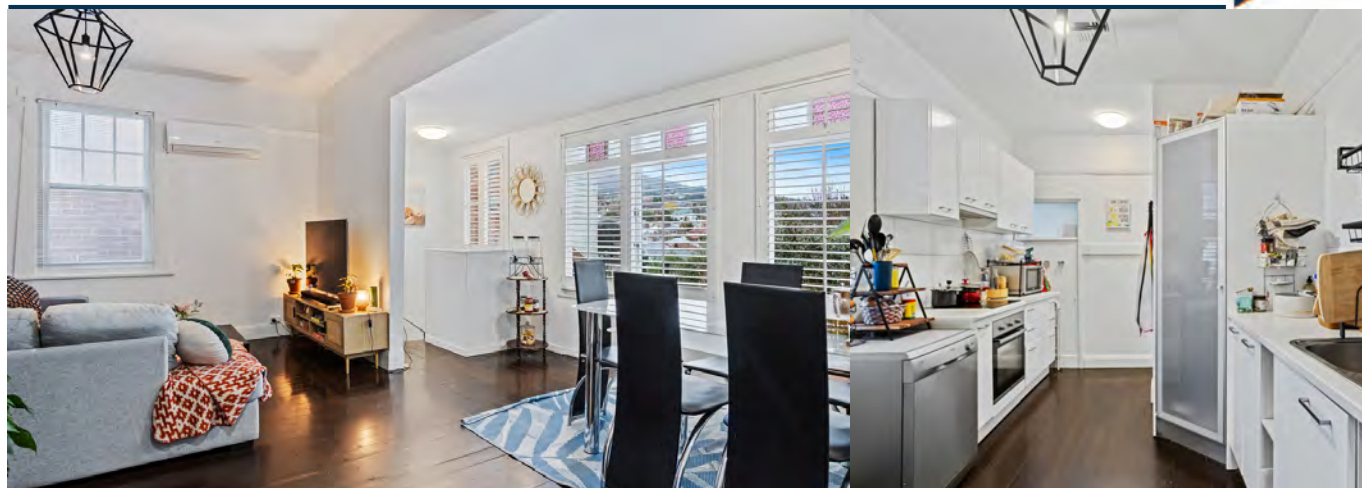
[See more details](#)



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



53 York Street, Sandy Bay

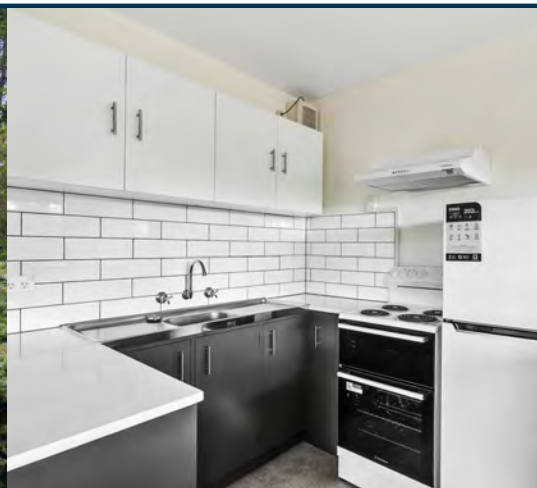
The property, retaining historical charm, is tastefully renovated with a unique design in a fantastic location. This split level, 2 bedroom 2 bathroom property offers a functional layout with north facing living area capturing natural light throughout the day. The split level provides ample flexibility ideal for a variety of families and living needs.



\$875,000



[See more details](#)



3/89 East Derwent Highway, Lindisfarne

The open kitchen and living area is north west facing receiving plenty of light throughout the day and has beautiful views across the river Derwent to the western shore of Hobart with Mt Wellington in the background.

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.

There is also a private access (walkway) from the rear of the property to the esplanade.

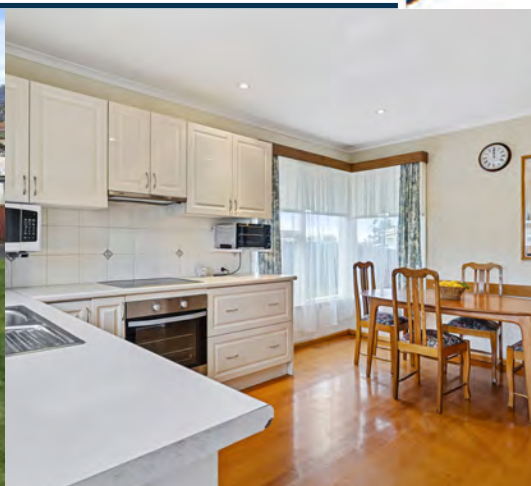


\$390,000



[See more details](#)

For Sale



224 Clarence Street, Howrah

Enjoy a sunny position with great aspect allowing plenty of natural light throughout. From covered front entry step into spacious living room, flowing into tastefully updated kitchen and dining room that offers great storage and preparation space.

Through the hall find 3 bedrooms all of good size, with two containing built in robes and the largest offering very flexible floorplan potential for home office or study setup.



\$635,000



[See more details](#)



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.



\$750,000



[See more details](#)

For Sale



401 Cambridge Road, Mornington

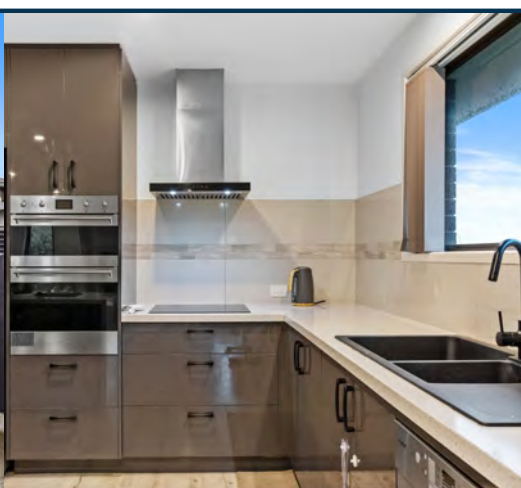
From the moment you first arrive enjoy privacy and seclusion, with the house positioned neatly back from the road and ample established trees and garden adding further noise and visual interruption reduction. Upon entry a spacious lounge flows into dining area and kitchen, with good storage options and separate laundry room to boot. Down the hall lie three double sized bedrooms, modern bathroom with shower and vanity and a separate toilet.



\$549,000



[See more details](#)



1/4 Estramina Drive, Oakdowns

A delightful 3 bedroom 2 bathroom modern unit offering peace and quiet upon a 284 square metre allotment brings opportunity to the forefront for those desiring a move in ready home in a robust suburb. An excellent first step in the door for first home searchers, downsizers or even those seeking brick and mortar investment 1/4 Estramina Drive is sure to please.

Single garage with additional off street parking lead into open plan, sunny and warm living, dining and kitchen area.



\$635,000



[See more details](#)

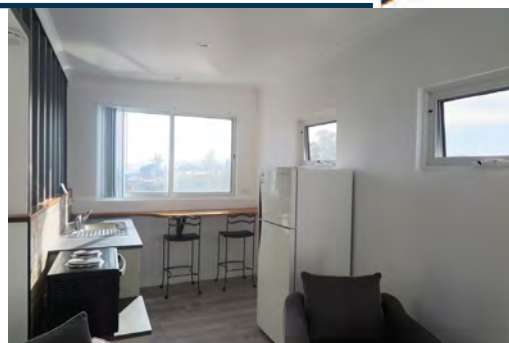
For Rent

29a Eighth Avenue, West Moonah

Sitting high and proud with a sweeping northerly view this charming one bedroom studio is available either furnished, partly furnished or even unfurnished depending on requirements.

Available now for a 6 to 8 month lease the home has a number of quality features and benefits.

\$350pw inc pwr & water



\$350/wk



[See more details](#)

12 Lake Vue Parade, Midway Point

Delightfully positioned to enjoy water views this generous sized home offers three large bedrooms along with a fully fenced and secure yard and a double garage.

Fabulous covered entertaining area plus a versatile studio and a very handy storage shed make for enjoyable outdoor living.

Property is situated on a regular bus route and a short drive to local store and conveniences.



\$550/wk



[See more details](#)

16 Lennox Avenue, Lutana

This charming three bedroom home comes with the rather unique convenience and benefit of offering dual access to the property via Culloden Avenue.

This has created an opportunity for those that require extra parking for a boat, caravan, trailer etc.

Internally open plan living spaces lead directly to a fabulous covered entertaining deck.



\$550/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.



\$500/wk



[See more details](#)

For Rent

6 Firth Road, Lenah Valley

Located in a quiet area of Lenah Valley, off Girrabong Road within a short drive to the Hobart CBD, Moonah, New Town and Glenorchy, this 3 bedroom house is well-designed with a very liveable layout, ideally suited to a small family.

If you are after a neat and tidy family home this one is not to be missed!



\$560/wk



[See more details](#)

2/6a Moss Park Drive, New Town

This 2 bedroom standalone unit is one of two on the block, with easy access to all the amenities that New Town has to offer. Open kitchen space that flows through to the dining room to enjoy meals with family and friends. The main living area receives morning sun and is spacious with a heat pump for the colder months

Appropriate pets may be considered.



\$420/wk



[See more details](#)

2/201 Brighton Road, Brighton

This neat two bedroom villa unit is in the heart of Brighton and is close to shops and transport. If you are after a unit all on one level in a secure complex this one is worth viewing!

Please visit our website to book an inspection online, or view our virtual tour.

Pets are not suitable for this property.



\$420/wk



[See more details](#)

144 Melville Street, Hobart

Step through the stained-glass doorway to discover original period features such as high ceilings, polished timber floors, and charming fireplaces, seamlessly integrated with modern skylights for a bright, inviting ambiance.

The central living area is adorned with built-in shelving and cabinets, creating a focal point for gatherings and relaxation.



\$695/wk



[See more details](#)



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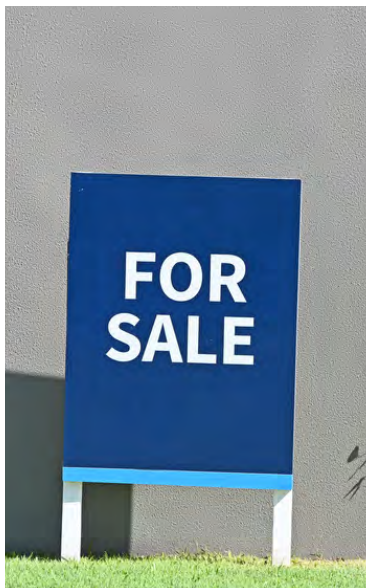
There is only one method that allows for this: The Smartre™ Sale.

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The Week In Real Estate

Extract from Issue released 1 June 2024



Regional House Prices Gather Steam

The rate of house price growth in some of the country's more popular regions has surged in the past three months.

Data from CoreLogic shows that the pace of growth is faster in many regional locations compared to the previous quarter, following net migration to some regions picking up noticeably. CoreLogic research director, Tim Lawless, says the "re-acceleration" in some regional markets shows that demand persists for properties in areas that have "lifestyle advantages".

"I think we will see buyers taking advantage of the fact that prices in some of those regions are currently below their record highs and showing some affordability benefits for those that couldn't buy in the earlier growth phase," he says.

The data shows the pace of growth between the past two quarters was strongest in the Barossa-Yorke-Mid North region in South Australia.

Growth also picked up pace between the two quarters in the Western Australia, Wheat Belt and Outback regions, Launceston and Northeast in Tasmania and Newcastle and Lake Macquarie in NSW.

Where Overseas Buyers Favour

Changes to migration and international student numbers is likely to result in a reduction of the number of overseas-based buyers and renters searching online for Australian property.

Analysis by PropTrack of online property searches shows that in April, searches from overseas for properties to buy on realestate.com.au were up by just 0.8% compared to the same time last year. Searches for rental properties were down by 2.3% during the same period. The report shows there has been an increase in interested buyers (6.9%) and renters (8.1%) based in the UK and a drop in potential buyers from China, the United States, New Zealand, Hong Kong, Singapore and India. PropTrack senior data analyst Karen Dellow says recent government mandates concerning students and educational institutions have led to a decline in visas granted to overseas students intending to study in Australia.

"Given the correlation between issued student and work visas and the volume of rental searches on realestate.com.au, both are anticipated to decline proportionally due to these policy changes," she says.

The report shows Queensland is the top state overseas property seekers are searching to buy in followed by Victoria, New South Wales and West Australia. Overseas renters are more likely to search in NSW, followed by Victoria, Queensland and Western Australia.



Quote Of The Week

"Supporting population growth will require supplying adequate homes, which will entail providing the necessary infrastructure and land supply to grow our cities."

HIA economist Maurice Tapang

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](#)

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



[See more details](#)

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](#)

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.

The Hobart CBD is a 10 minute drive away or Taroona High school is only 7 minutes in the opposite direction.



\$599,000



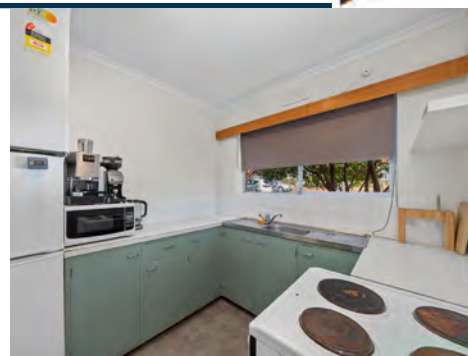
[See more details](#)

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.



\$399,000



[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](#)

3/207 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.



\$499,000

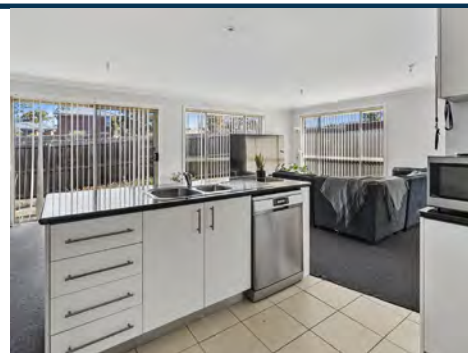


[See more details](#)

7/26 Iris Court, Kingston

Set back from the road and very private, this property is ideal for investors and home buyers alike.

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.



\$575,000



[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](#)

9 Elizabeth Street, Hobart

The landmark Hobart GPO, located in the heart of the Hobart CBD.

This refurbished office provides a character office tenancy, with an area of approximately 121sqm.

The tenancy has its own kitchen facilities, is air conditioned and has plenty of natural light.

\$48,000 p.a. +GST
+ Gross

121

ZONE Office

[See more details](#)



30 Collins Street, Hobart

Split level office space, offers ground floor street frontage and is close to Hobart's Royal and Private Hospitals, only a short walk from the CBD.

Approximately 45sqm, with kitchenette and bathroom. Opportunity for office or consulting spaces in a prime location.

\$18,000

45

ZONE Office

[See more details](#)

