

HOBART TASMANIA

Property Magazine

21 June 2024

FREE

PROPERTY
OF THE WEEK

224 Clarence Street Howrah PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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. Bathroom contains bath, separate shower and vanity with toilet conveniently separate. A large linen cupboard located outside the bathroom continues to add to the fantastic storage capabilities of the property.

Those that enjoy quiet space or entertaining friends and family will find themselves gravitating to the undercover outdoor entertaining patio allowing use all year around! Established low maintenance garden and tidy lawn spaces give the perfect balance for those seeking simplicity and serenity.



\$635,000

[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

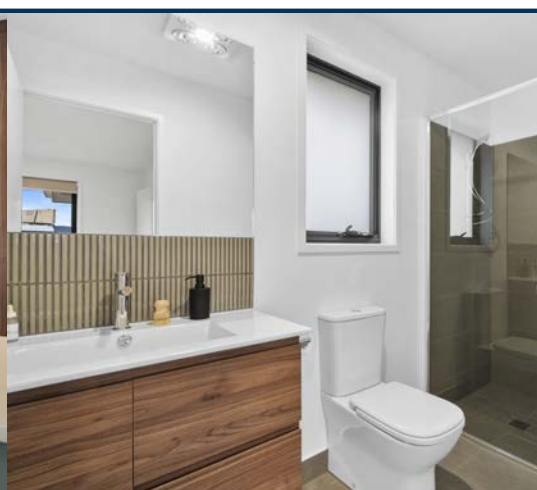
The property, retaining historical charm, is tastefully renovated with a unique design in a fantastic location. This split level, 2 bedroom 2 bathroom property offers a functional layout with north facing living area capturing natural light throughout the day. The split level provides ample flexibility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



\$875,000



[See more details](#)



34 Federation Drive, Sorell

From entry, enjoy seamless blend of neutral colour schemes completed by natural woody tones thanks to hard wearing hybrid flooring and blending cabinetry, whilst outside enjoy a fully fenced, low maintenance garden with a well established lawn ready and waiting for furry friends and children alike to frolic and claim as their own.



\$630,000



[See more details](#)

For Sale



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.



\$675,000



[See more details](#)



3/207 Churchill Avenue, Sandy Bay

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.

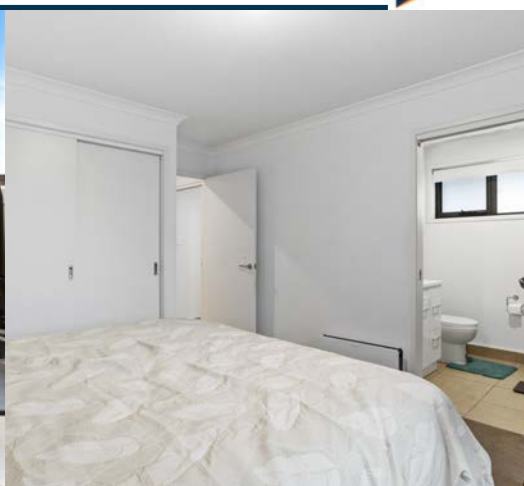
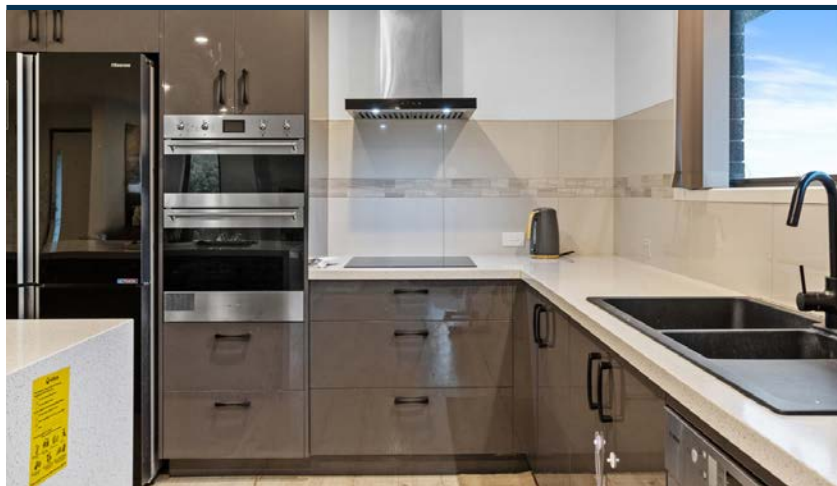


\$485,000



[See more details](#)

For Sale



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.

Down the hall await 3 double sized bedrooms, all containing built in robes.

\$635,000



[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](#)



For Rent

27 Raleigh Court, Howrah

Spacious Living Areas: Enjoy the generous open-plan living and dining areas, perfect for family gatherings and entertaining guests.

Sun-Filled Rooms: Large windows throughout the home allow for plenty of natural sunlight, creating a warm and inviting atmosphere.

Heating: Two reverse cycle air conditioners to ensure the property is comfortable year round.



\$625/wk



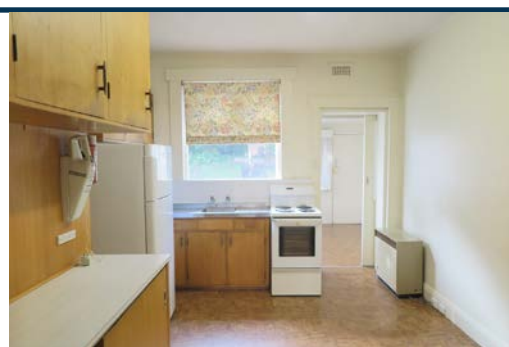
[See more details](#)

5 Byron Street, Sandy Bay

Centrally located, in the heart of Sandy Bay you will discover this very roomy three-bedroom home. The spacious rooms and storage options will appeal to both families and friends sharing.

Convenient to local shops, schools, cafes and restaurants, the home is ideal also for those that enjoy a short city stroll work.

The property is fully fenced and gated and on a local bus route.



\$600/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.



\$520/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.



\$480/wk



[See more details](#)

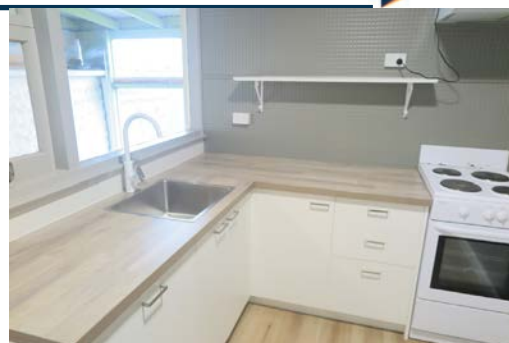
For Rent

15 Fletcher Avenue, Moonah

Freshly painted throughout this recently renovated, two bedroom conjoined home is situated in a great central position and is convenient to local, schools, shops, playgrounds and cafes.

Carport and off street parking for additional vehicles is available along with a secure covered courtyard and storage.

Sorry but most pets will be unsuitable here.



\$400/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.



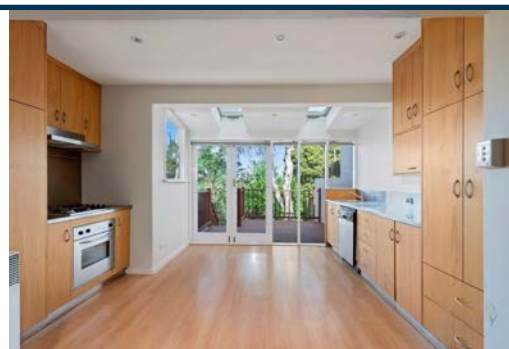
\$420/wk



[See more details](#)

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.



\$645/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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The Week In Real Estate

Extract from Issue released 25 May 2024



Markets Favouring FHBs

A new report reveals the locations where softening market conditions mean properties may be more affordable.

The Property Pendulum report by Property Credit shows where there have been “tangible shifts” in favour of first-home buyers. It analysed more than 300 markets for the availability and affordability of homes under \$750,000 and looked at listing levels.

Locations in Victoria it identified include Latrobe Valley, which has 667 houses available for less than \$750,000 and listings which are 26% higher than the 12-month average.

In Tasmania, Launceston has 319 houses for under \$750,000 and listings are up by 17%, while in New South Wales, the Lower Hunter has 302 houses and listings are up 71%.

Maryborough in Queensland has 295 houses for sale under \$750,000 and listings are 24% higher than the 12-month average.

Property Credit chief executive Giordano Stephancic says the overall market may seem challenging to first-home buyers, but the report shows there are still plenty of locations they can afford to buy in, particularly outside capital cities.

Record Breakers

Just under half of all Australian suburbs achieved record-high median house prices by the end of April 2024.

CoreLogic data shows 43.6% of suburbs hit record highs despite two years of interest rate rises. The analysis shows that on average house prices increased by 2.8% since April 2022, when interest rates started to rise. CoreLogic research director, Tim Lawless, says the level of increase has been affected by the “short, sharp downturn” experienced when rates first started to increase.

Perth had the most significant increase in average house values of 25.7% in the past two years, while Hobart had the biggest decrease of 11.2%. Lawless says Western Australia had nine of the top ten performing suburbs for growth, while in Hobart 98% of suburbs had a drop in dwelling value in the past two years.

“Buyers, including investors, have turned to Perth and Adelaide for their relative affordability, strong rental conditions and higher gross rental yields,” he says.

“The demand has outweighed supply, which has contributed to pushing values significantly higher over the past year.”



Quote Of The Week

“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.”

HIA Senior Economist Tom Devitt

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](#)

3/19 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](#)

4/27-29 Fisher Drive, Herdsman's 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 202



\$375,000



[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](#)

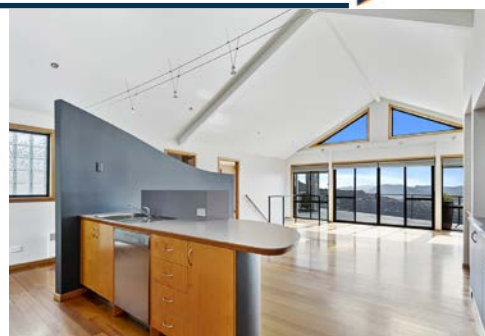
For Rent

90 Woodcutters Road, Tolmans Hill

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



\$890/wk



[See more details](#)

26/34 Clinton Road, Geilston Bay

The home comprises contemporary, light, open plan living and kitchen with brand new appliances, heat pump and access to the private entertaining deck. There are three bedrooms, two bathrooms including a master bedroom with ensuite and a single covered carport.

Located in Geilston Bay, the property is conveniently located in proximity to shopping, amenities, schools, transport routes, parks and public spaces.



\$600/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.

There are two double bedrooms both with built in robes, and a bathroom with spa bath and walk in shower.



\$510/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](#)

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.

\$1,100,000.00

ZONE Retail



FOR SALE

[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 +GST

m² 42

ZONE Office

[See more details](#)

