

HOBART TASMANIA

Property Magazine

28 June 2024

FREE

COMMERCIAL
PROPERTY
OF THE WEEK

161 Charles Street Launceston PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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.

Ground floor comprises an open, air-conditioned retail space, complemented by ground floor storage space which could easily be incorporated into additional retail space if required. The light filled first floor, currently providing large open storage and amenities offers development potential (subject to council approval).

Near-by retailers include Bed Bath n Table, Chemist Warehouse, Gazman, Bonds, Harris Scarfe, Jay Jays, Strandbags, Jeans West, Country Road, Spend-less Shoes, Yeltour and RB Sellars.



\$1,100,000

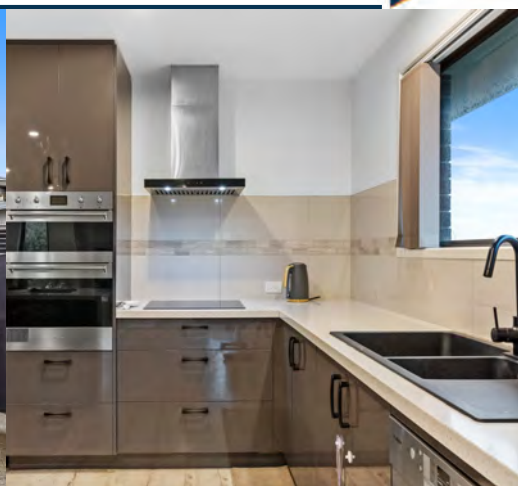
[See more details](#)

ZONE Retail

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



1/4 Estramina Drive, Oakdowns

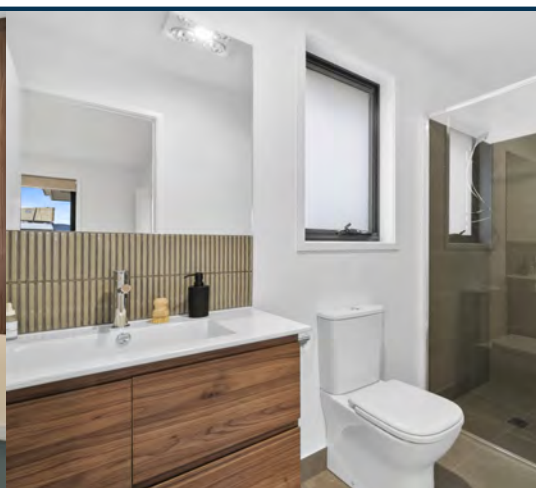
Single garage with additional off street parking lead into open plan, sunny and warm living, dining and kitchen area. An incredible amount of bench and food preparation space coupled with Island bench and ample storage cupboards and drawers will suit even the most dedicated of chefs., without taking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



\$635,000



[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



224 Clarence Street, Howrah

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.



\$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. Bathroom contains shower over bath, vanity and mirror with a toilet separate for convenience.



\$700,000



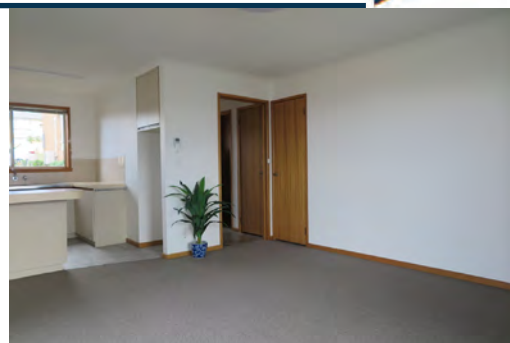
[See more details](#)

For Rent

3/105 Amy Street, West Moonah

Downstairs you will find the functional kitchen with plenty of cupboard and bench space adjoining the spacious living area with heat pump and access to the fully fenced rear yard. On this level there is a second toilet and laundry and large storage cupboards

Upstairs are the two double bedrooms, both with built in wardrobes and the main bathroom with separate bath and shower.


\$450/wk

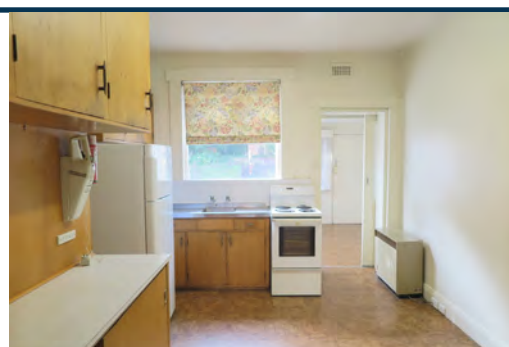
[See more details](#)

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](#)

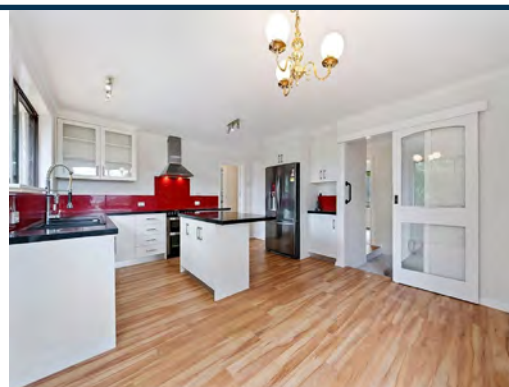
47 Begonia Street, Lindisfarne

This spacious 5 bedroom home offers the perfect space for a family, boasting a gorgeous view of the River Derwent, Mount Wellington/Kunanyi and the Tasman Bridge.

Pets may be considered upon application

If you feel this property suits your needs, book a showing today!

Virtual Tour to come.


\$750/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

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.

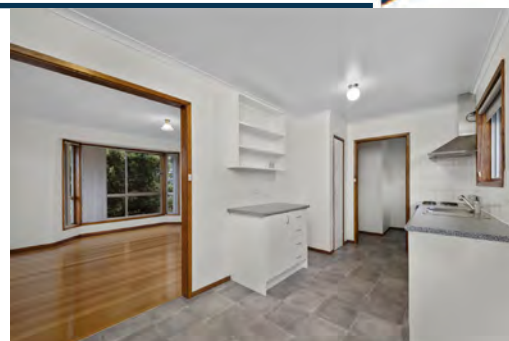
Some key benefits and features:

- Large living room with heat pump and polished floorboards
- Modern kitchen with stainless steel cooktop and range-hood
- 2 updated bathrooms, both neat and clean!

\$560/wk



[See more details](#)



1/51 Girrabong Road, Lenah Valley

This generous sized home not only has three bathrooms, but additionally provides a wonderful amount of living space to enjoy both indoors and outdoors.

The property comes fully fenced and gated, has a delightful scenic outlook and is convenient to local public transport, parks and playgrounds.

For those that enjoy outdoor living and entertaining there is charming verandah along with a sheltered bbq deck area.

\$675/wk



[See more details](#)



27 Raleigh Court, Howrah

Welcome to your dream home! This stunning 3 bedroom, 2 bathroom family residence offers an abundance of space, natural light, and modern amenities. Designed with both comfort and style in mind, this property is perfect for families and those who love to entertain.

Situated in a sought-after neighbourhood with excellent schools, park and amenities nearby.

\$625/wk



[See more details](#)



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.

\$400/wk



[See more details](#)





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The Week In Real Estate

Extract from Issue released 15 June 2024



Quick Profit On Rise

The number of homes being resold within two years of purchase has soared in parts of regional Queensland, Brisbane and Perth. Analysis by CoreLogic shows that buyers may be taking advantage of recent capital gain windfalls. Regional Queensland had the highest proportion of short-term resales, with about 13% of properties sold within two years of purchase. In regional South Australia, Western Australia and Tasmania, more than 10% of sales were within two years of purchase. CoreLogic head of research, Eliza Owen says the biggest contributor to the increase in short-term resales is owners who are seeking to take advantage of substantial price rises, especially in relatively cheap markets. "This could infer that owners are cashing in on value gains to buy somewhere more expensive or desirable," she says. Of the top 50 suburbs with the biggest increase in two-year resales, half were in regional Queensland. Of those seven were in Wide Bay, and five in Mackay Isaac Whitsunday. In the Adelaide suburb of Evanston, more than 30% of properties sold had only been owned for two years, during the same period home values rose by nearly 30%. In Perth suburbs Bedforddale, Hilbert and Singleton two-year resales increased to 25%.

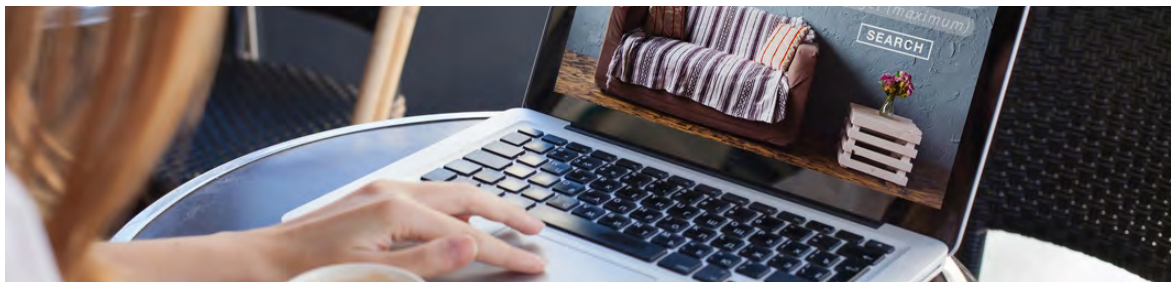


Growth Tipped To Pick Up Pace

Property prices are tipped to continue to accelerate in the second half of 2024 and into 2025. The probability of price increases for both houses and units is high in Melbourne, Sydney and Brisbane according to an analysis done by Performance Property for Capspace.

It says with the housing shortage likely to worsen in the next two years there will be further gains in prices and rents.

It comes as the latest NAB Residential Survey for Q1, 2024 says the bank's outlook for property prices is that they will grow by around 5% this year and 4% next year. The survey says property professionals are becoming more confident of continuing price increases, with confidence highest in Western Australia, followed by Queensland. CoreLogic research director, Tim Lawless, says eventually housing demand and supply will converge, driven by slowing population growth and, eventually, a ramp-up in residential construction activity. "In the meantime, we can probably expect further upward pressure on housing values alongside a further erosion in housing affordability, even as interest rates stay higher for longer," he says.



Renters Shrink Expectations

Would-be renters are most likely to search for houses with four bedrooms and two bathrooms, according to analysis of listings throughout Australia.

But what they end up renting is basically just what they can get, with a survey by realestate.com.au showing that almost three-quarters (72%) of renters feel they have to compromise on price, location and features to find a rental property.

More than half of renters (52%) say they are experiencing financial difficulty due to high rent payments, while 39% will have to move into a smaller rental property or share house due to financial difficulties.

The analysis shows the top 10 suburbs for renters searching for smaller properties is in Richmond in Victoria, followed by Newtown in New South Wales.

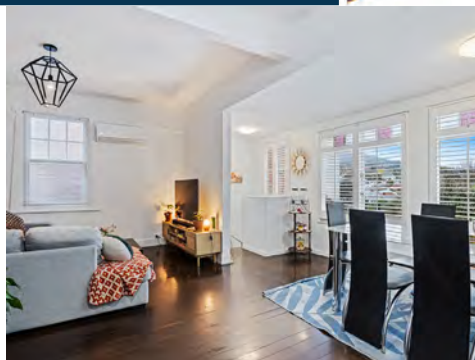
When it comes to searches for smaller units, Melbourne CBD tops the list followed by Richmond and then Sydney CBD. Brisbane CBD also makes the top ten unit list, as does Surfers Paradise.

For Sale

53 York Street, Sandy Bay

Entry to the property starts in the kitchen/hallway area, which adjoins the upstairs north facing living and dining rooms as well as kitchen and bathroom. Behind the kitchen is a large study space and separate bedroom. Downstairs you will find a separate laundry room, an additional living area next to the second bedroom and second bathroom.

The home has a lot of appeal which needs to be seen in person to fully appreciate.


\$875,000

[See more details](#)

3/89 East Derwent Highway, Lindisfarne

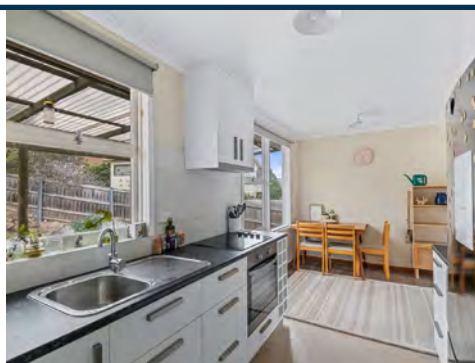
The property conveniently includes undercover parking for one car and is only a short drive away to Hobart CBD, Eastlands and a number of beaches. Within easy walking distance are the Lindisfarne shops, Lindisfarne primary school and the beautiful walking track along the foreshore, Simmons park is also 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](#)

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](#)

1/9a 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 unit has its own covered car port and plenty of outdoor space to enjoy those summer evenings with friends.


\$599,000

[See more details](#)

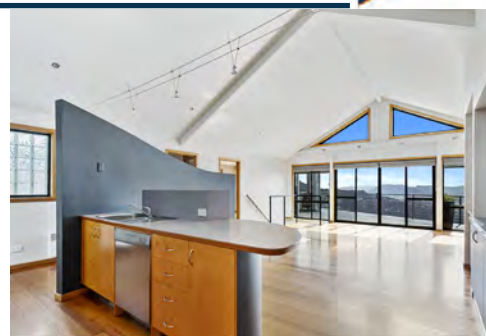
For Rent

90 Woodcutters Road, Tolmans Hill

This substantial five bedroom home offers sweeping views of the river Derwent and amazingly complemented by an imposing mountain and bush back drop.

The house whilst providing comfortable and flexible accommodation is additionally ideal for those that enjoy an outdoor lifestyle with two entertainment decks.

The property is a short drive to local shops, popular Ham Common, walking tracks, playgrounds and is on a regular bus route.



\$890/wk



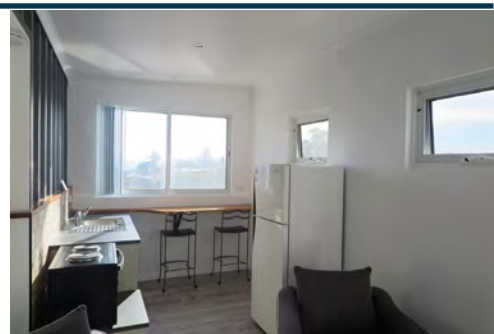
[See more details](#)

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.

Sorry but pets are unsuitable at this residence.



\$350/wk



[See more details](#)

1/1A Lindeith Court, Sandy Bay

Cleverley designed two bedroom unit that takes advantage of the wonderful expansive views of the river and city.

Kitchen with pantry, lots of cupboards, breakfast bar and near new oven.

Fridge & washing machine available if required.

Sorry but pets are not suitable at this residence.



\$450/wk



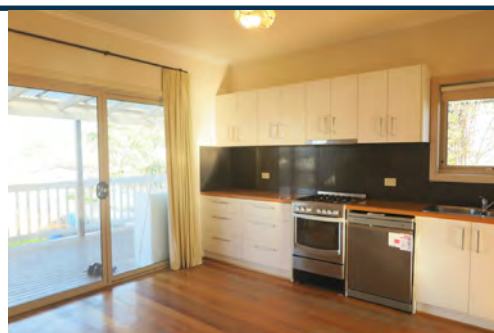
[See more details](#)

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](#)

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](#)



2/37 Tasma Street, North Hobart

Versatile open and bright offices within North Hobart, a fantastic central location from which to work.

The offices comprise a mix of predominantly open plan office space with four individual offices, loft boardroom, mezzanine storage, bathroom facilities and onsite car parking.

Lease by Negotiation

ZONE Office

[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

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 +GST



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ZONE Office

[See more details](#)

