

HOBART TASMANIA

Property Magazine

7 June 2024

FREE

PROPERTY
OF THE WEEK

1/4 Estramina Drive Oakdowns PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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.

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. Main bathroom containing shower separate to bath, and vanity with linen cupboard in the hall and a separate toilet. Main bedroom containing ensuite in addition to wardrobe with shower, vanity and toilet. The garage contains ample room for car and tinkering space, with connections for laundry as well.



\$635,000

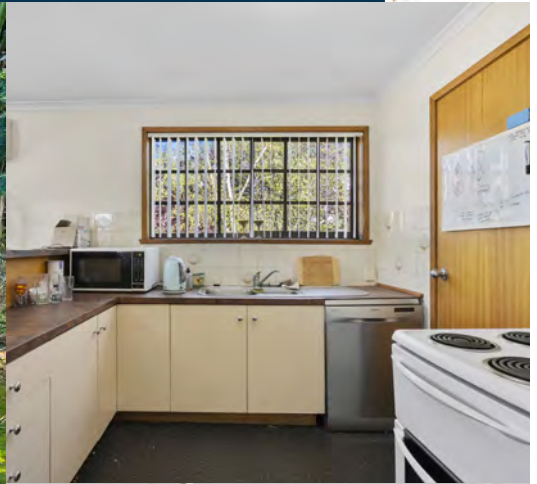
[See more details](#)



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



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.



\$599,000

 **3**
 **1**
 **2**

[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.

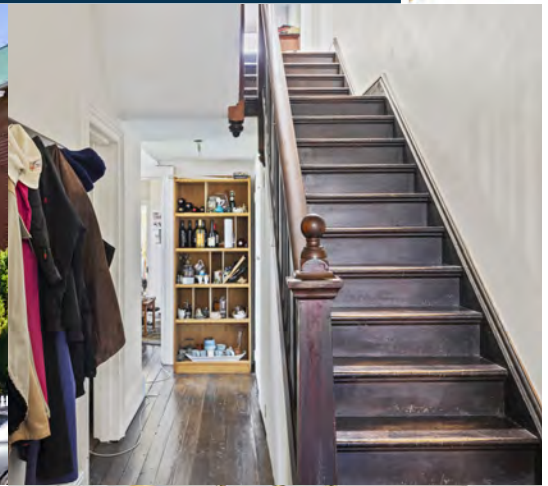


\$399,000

 **2**
 **1**
 **1**

[See more details](#)

For Sale



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 4 1 0 [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



7/26 Iris Court, Kingston

Set back from the road and very private, this property is ideal for investors and home buyers alike. This charming unit offers the convenience of Kingston living and the versatility of three bedrooms, just waiting to be utilised as you see fit. The unit has its own lock up garage and plenty of outdoor space to enjoy those summer evenings with friends.

The property has modern appliances and has been exceptionally well maintained.

\$575,000
[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. The bathroom contains toilet, vanity and shower over bath.

\$499,000
[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.



\$650/wk



[See more details](#)

3/1 Creswells Row, Hobart

Renovated throughout and beautifully presented is this double storey, two bedroom, fully furnished, apartment in a perfect location.

Downstairs hosts the spacious open plan living area with double glazed windows and the modern kitchen with near new, quality appliances.

Pets will not be considered at this property.



\$600/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.



\$720/wk



[See more details](#)

For Rent

2/40-44 Tasma Street, North Hobart

This cosy bedsit is located just a short walk from the bustling North Hobart restaurant strip, and is in close proximity to retail and public transport.

The living space is large enough to accommodate both a living area/study and a bedroom, and the kitchen includes plenty of cupboard space, and a bench top convection oven.

The bathroom includes a shower over bath and an additional storage nook.

**\$270/wk**[See more details](#)

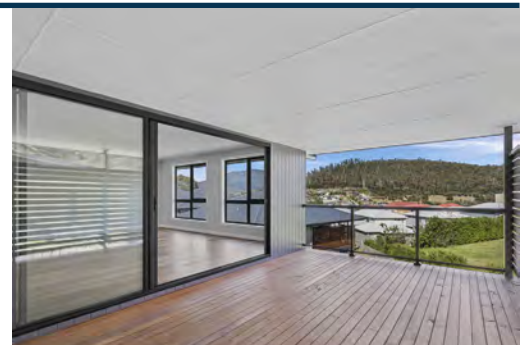
40 St Georges Terrace, Battery Point

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](#)

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.

**\$620/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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Article

The Week In Real Estate

Extract from Issue released 24 May 2024



Population Boom Creates Hotspots

Surging population growth is creating housing construction hotspots in the suburban outskirts of Australia's major capital cities. The annual Housing Industry Association Population and Residential Building Hotspots Report says the northwest Sydney suburbs of Box Hill and Nelson are Australia's biggest hotspots for construction, followed by Fraser Rise and Plumpton in Melbourne's west. There are 11 Victorian locations on the Top 20 list, many of them in the growing outer suburbs. New South Wales has four home-building hotspots in the top 20, including Marsden Park and Austral. Queensland has three, Chambers Flat - Logan Reserve, Ripley and Caloundra West and both Western Australia and South Australia have one each. The HIA identified hotspots as areas where population growth eclipses the national rate of 2.4% and building work is worth more than \$200 million. HIA economist Maurice Tapang says the results show that new master-planned housing communities are in high demand.

"The drivers of housing demand are population and economic growth," he says. "Supporting population growth will require supplying adequate homes, which will entail providing the necessary infrastructure and land supply to grow our cities."

Vacant Home Numbers Rise

The number of vacant rental properties available increased during April, although the change was so marginal it is unlikely to help those struggling to find somewhere to rent.

The PropTrack Rental Vacancy Rates report for April 2024, shows the national vacancy rate increased by just 0.09%, to reach 1.21%. PropTrack economist, Anne Flaherty, says despite the change vacancy rates remain at less than half the level that is considered a healthy rate. "With vacant properties scarce, homes that do come up for rent are continuing to see high levels of competition, which is driving rent prices higher," she says. Vacancy rates increased in Perth and Canberra (by 0.18%), Hobart (0.16%) and Sydney (0.14%). Melbourne was up by 0.09%, Brisbane was up by just 0.03%, and Adelaide, by 0.13%. "The situation for renters is similar across both capital city and regional areas, with each seeing vacancy at 1.2% in April," Flaherty says.

"Compared to 12 months ago, regional areas have seen the greatest deterioration in rental conditions, with vacancies down 0.25 percentage points compared to a 0.15-percentage-point drop in the cities."



First-Home Buyers Back

First-home buyers are making a comeback with home loan approvals for that sector on the way up.

Australian Bureau of Statistics figures show the number of new loan commitments to first-home buyers is up 9.9% year-on-year and 4.5% for the month of March. The value of new home loan commitments for first-home buyers is up 17.9% year-on-year and up 4.4% for March to a total value of \$5.19 billion.

This follows first-home buyers' home loan approvals reaching their highest level since the Covid pandemic in the January 2024 quarter.

Tasmania had the biggest increase in loans to first home buyers of 12.9%, followed by Victoria 5.8%, Queensland, 4.2% and Western Australia, 2.8%.

Loans to FHBs increased by 1.6% in the ACT while they fell in South Australia (- 5.9%), New South Wales (-0.5%) and the Northern Territory (-14.5%).

First-home buyers are turning to the market as it becomes harder to find an affordable rental property. New analysis by Ray White shows the number of rental properties available for less than \$500 a week has almost halved (47%) in the past 12 months.

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](#)

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](#)

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[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

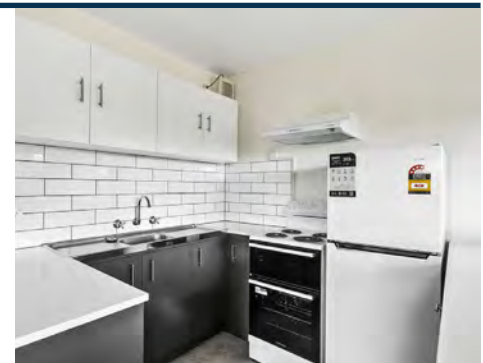
Located on approximately 12.7 hectares, this delightful family home offers a modern 3 bedroom and 1 bathroom residence complete with open plan kitchen, dining and lounge.

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

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](#)

