

HOBERT TASMANIA

Property Magazine

12 July 2024

FREE

PROPERTY
OF THE WEEK

312 Elizabeth Street North Hobart

PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



312 Elizabeth Street North Hobart

Prime opportunity to grab a historical two storey house in a fantastic location in North Hobart. This home is literally a few minutes walk from the famous North Hobart café and restaurant strip and State Cinema. It is also an easy walk into the Hobart CBD.

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.

Upstairs are three generous sized bedrooms, an updated bathroom and additionally an office space which leads to the upper balcony. Outside there is a private rear section which is a pleasant space for guests/family or pets to enjoy. Please note there is no off-street parking for this property.

\$850,000



[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



224 Clarence Street, Howrah

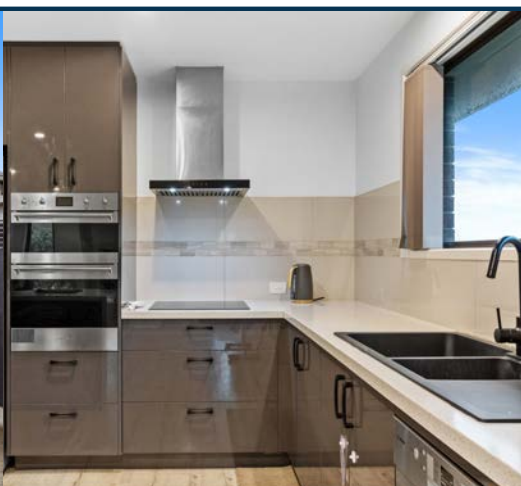
Through the hall find 3 bedrooms all of good size, with two containing built in robes and the largest offering very flexible floorplan potential for home office or study setup. Bathroom contains bath, separate shower and vanity with toilet conveniently separate. A large linen cupboard located outside the bathroom continues to add to the fantastic storage capabilities of the property.



\$635,000



[See more details](#)



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.

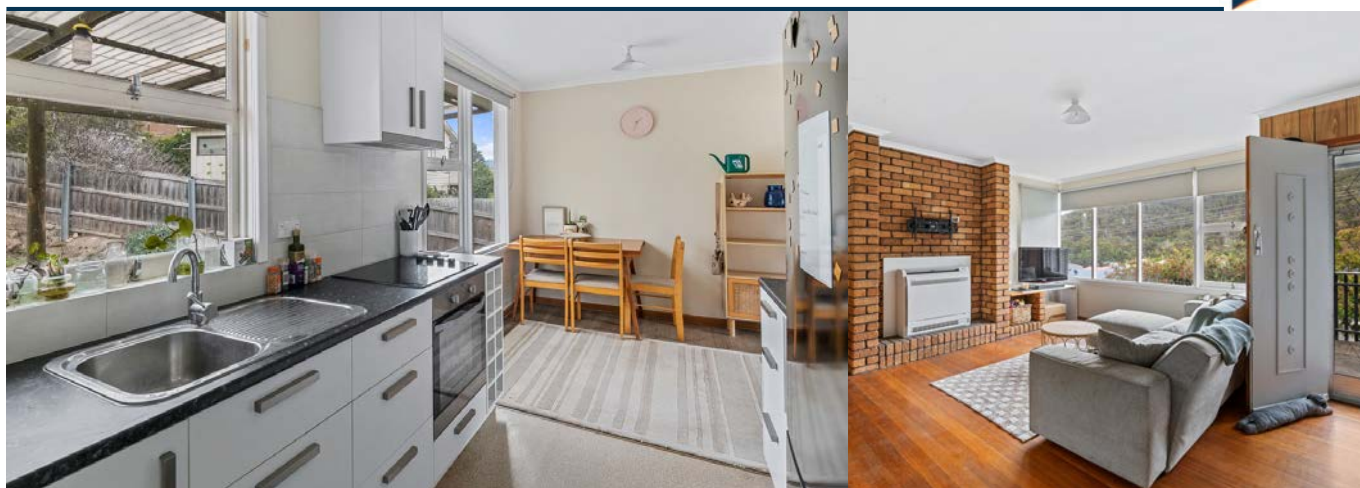


\$600,000



[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.

\$524,250



[See more details](#)



4/27-29 Fisher Drive, Herdsmans 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. Please note there is a tenancy in place until March 2025.

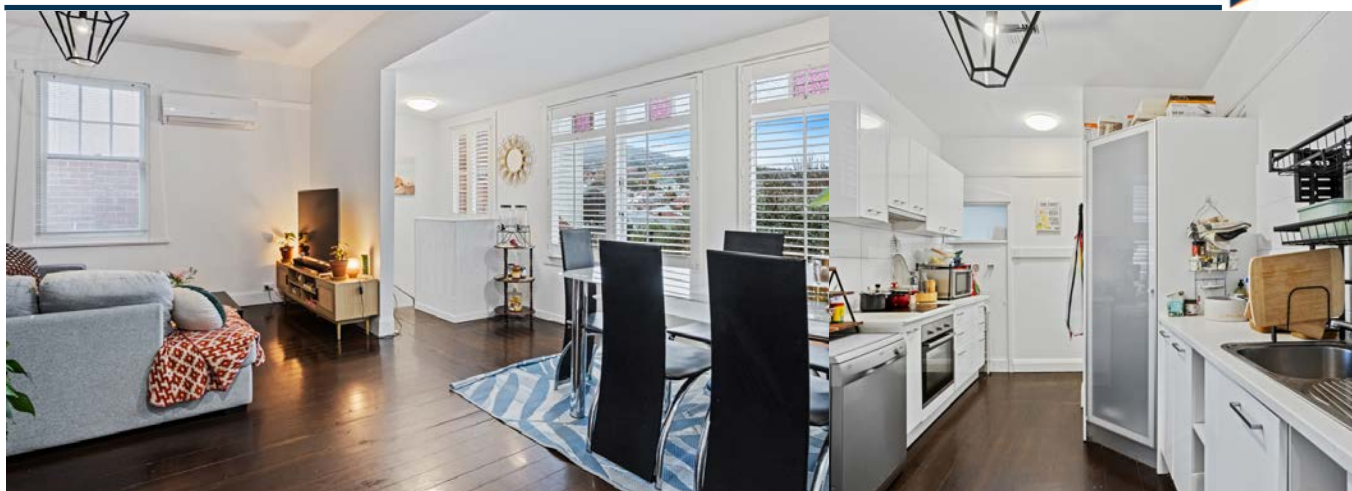
\$350,000



[See more details](#)



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](#)



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



\$474,000



[See more details](#)

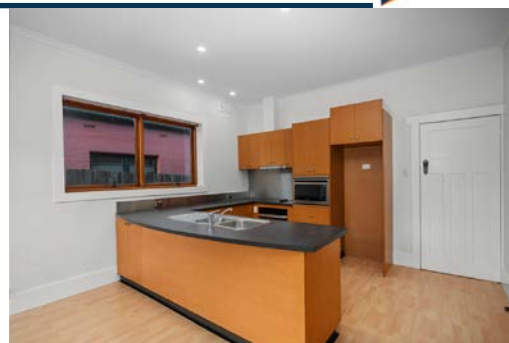
For Rent

15 Yardley Street, North Hobart

Nestled in the heart of ever vibrant North Hobart, you will discover this north facing, sun drenched, newly renovated and comfortable home.

The house can be either two or three bedrooms, depending on requirements, and offers a generous amount of living space.

Freshly painted throughout along with new flooring and quality appliances, make this a very attractive offering.



\$600/wk



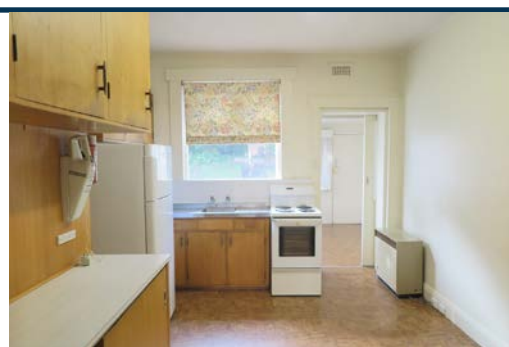
[See more details](#)

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](#)

10 Duke Street, Sandy Bay

This single story dwelling is perfectly positioned within easy walking distance to Sandy Bay shopping precinct, and is a charming period home that has been given a contemporary refurbish.

Featuring new timber floors in hallway, living room and master bedroom along with recently new painting throughout and carpet in the other two bedrooms.



\$680/wk

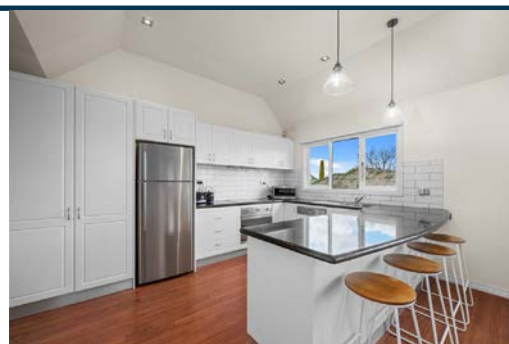


[See more details](#)

7 Queen Street, Sandy Bay

The house offers a highly functional floorplan with plenty of storage options along with a number of living spaces to enjoy, including an excellent sheltered and covered entertainment deck with adjacent utility room with sink.

We are happy to consider appropriate pets.



\$850/wk



[See more details](#)

For Rent

2/2 Forest Road, West Hobart

This two bedroom unit is set in a quiet leafy area, conveniently located within walking distance to the CBD. Downstairs you will find the open plan living and kitchen area, which is serviced by a heat pump. The updated kitchen includes plenty of cupboard and drawer space.

On this level you will also find the laundry and powder room, and there is access to the private rear courtyard which features a built-in BBQ area and garden shed, along with a small lawn area and garden beds.


\$460/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.

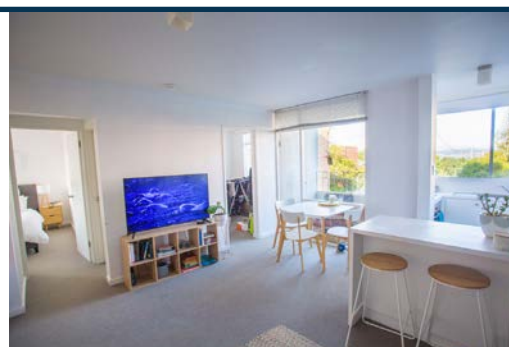

\$675/wk

[See more details](#)

32/11 Battery Square, Battery Point

This is one of three units in the well-positioned area of Opal Drive. The property consists of two bedrooms with built-in robes, a separate toilet and the bathroom, with the bathroom having a separate shower and bath. The large laundry leads out to a fully fenced, easily maintainable back yard.

Enjoy open living and a kitchen with plenty of cupboards and a pantry. Sorry no pets.


\$485/wk

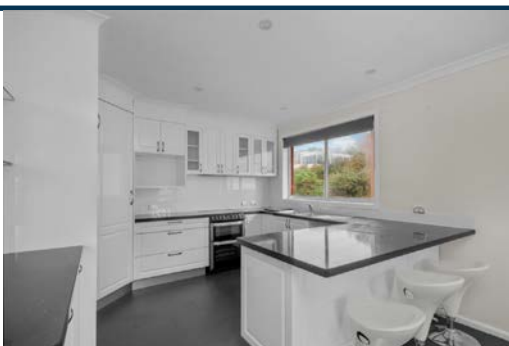
[See more details](#)

4/9 Seventh Avenue, West Moonah

This home has been beautifully maintained, offering a spacious layout that would be perfect for families or professionals looking for a cozy and functional place to call home.

Located in the highly sought-after Moonah area, this home is within easy reach of schools, shops, and public transport, providing a convenient lifestyle for its residents.

Don't miss your chance to rent this charming home in Moonah.


\$525/wk

[See more details](#)



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The Week In Real Estate

Extract from issue released 29 June 2024



Unit Values To Hit New Highs

Growing demand for apartments means unit values are tipped to hit record highs in more suburbs in the coming months.

CoreLogic data shows that unit values hit new highs in the past month in nearly 40% of suburbs in Australia. The data shows that 90% of Brisbane and Adelaide unit markets have already beaten their previous highs, 80% in Perth and 20% in Sydney. CoreLogic head of research, Eliza Owen, predicts apartment values will continue to rise at a faster pace than house values as buyers seek out the more affordable apartment market.

"In most of the capital cities at this point, growth in unit values is starting to overtake that of houses, and that could be reflective of people trying to make their money go further up by purchasing into cheaper asset types," she says. This is particularly the case in inner city markets, according to Owen.

"As house values soar to new heights, some of that demand must start to shift towards units just out of necessity."

"It's a more realistic option, which means the added demand could take some unit markets to new record highs as well as what we've recorded last month."

FHB's Spending More

First Home Buyers are borrowing almost \$75,000 more than they were just four years ago, according to analysis by Loan Market.

It shows they are borrowing \$73,894 more than they did before the pandemic, with the average FHB now borrowing \$511,209.

Increasing house prices and higher interest rates mean, first-home buyers need to fork out more to get into the property market.

Despite this, they remain active with the Australian Bureau of Statistics (ABS) Lending Indicators showing FHBs made up 37% of owner-occupied loans in April 2024, a 5.2 percentage point increase since the start of the pandemic.

The analysis also shows that only 3% have had to resort to lending with a guarantor loan and only 2% have needed to take out Lenders Mortgage Insurance (LMI) which is necessary to take out a loan with a deposit of less than 20%.

Loan Market broker Youeil Shol says first-home buyers still want to get into the market and are finding ways to overcome current challenges.



Quote Of The Week

"In most of the capital cities at this point, growth in unit values is starting to overtake that of houses, and that could be reflective of people trying to make their money go further by purchasing into cheaper asset types."

CoreLogic head of research, Eliza Owen

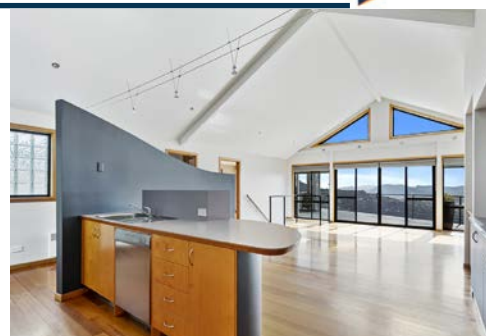
For Rent

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



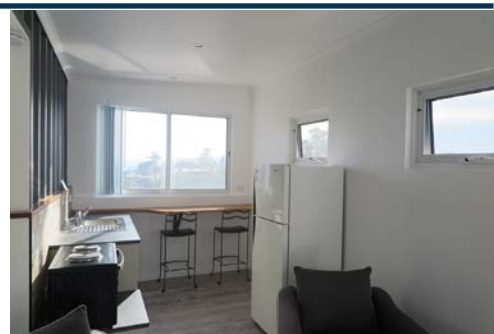
[See more details](#)

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. \$325pw inc pwr & water.

Sorry but pets are unsuitable at this residence.



\$325/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



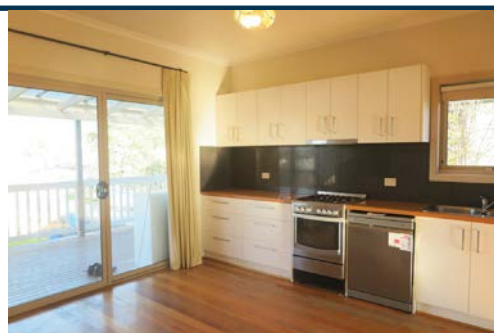
[See more details](#)

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.



\$500/wk



[See more details](#)

For Rent

17 Loina Street, New Town

Located in a quiet no through street is this very neat and tidy, well-presented fully fenced, three bedroom family home in just the perfect location and setting. From the beautifully landscaped gardens to the cubby house for the children, this home has something to offer everyone. The home comprises of three bedrooms, two with built in robes, spacious living area with both wood heater and heat pump, leading through to the separate dining room and again through to the modern kitchen with loads of storage and bench space, under bench oven, gas cook top and dishwasher.

\$620/wk



[See more details](#)



8 Culgoa Street, Mornington

3 Spacious Bedrooms: Each room is filled with natural light and ample storage.

Open plan Kitchen/Dining Area: kitchen with retro wallpaper/ original but functional, equipped with quality appliances, plenty of bench space, and storage.

Open Plan Living/Study Area: Perfect for family gatherings and entertaining guests.

\$525/wk



[See more details](#)



8 Tarana Road, Blackmans Bay

This large 4 bedroom family home is in a stunning and well sought after location. You can enjoy the beautiful views of Blackmans Bay Beach from the upstairs living area and balcony.

The property features an open plan kitchen, dining and lounge room upstairs with a glass sliding door leading out onto the balcony. The kitchen includes a dishwasher, perfect for the busy family.

\$650/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.

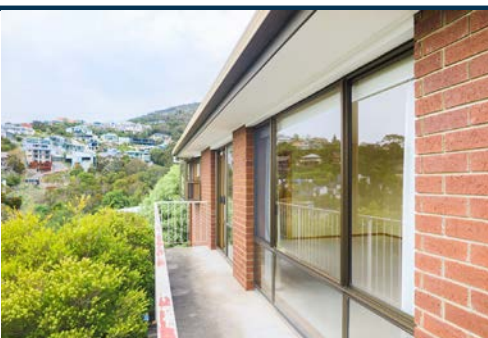
The Tas Oak kitchen is perfect for the passionate cook with a oven, dishwasher & garbage disposal unit included.

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](#)



For Lease

10 Sunmont Street, Derwent Park

Cool store with office located within the prime northern suburbs industrial area with fantastic transport links to major arterial roads.

The office comprises an open plan area, kitchen and bathroom facilities.

Call Today to inspect!

Contact Agent



392

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](#)



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

ZONE

Retail

[See more details](#)



FOR SALE

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](#)

