

HOBART TASMANIA

Property Magazine

19 July 2024

FREE

COMMERCIAL
PROPERTY OF
THE WEEK

10 Sunmont Street Derwent Park

PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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.

Property Features:

- Excellent Location with transport links to major arterial roads
- 3 Separate Cool Store Areas with a combined 824m³ area approximately.
- Cool stores with dedicated refrigeration plant & equipment.
- Open office area with heatpump
- Amenities
- Covered & raised loading bay
- Onsite parking
- 392sqm building area approx
- 4,300sqm site area approximately



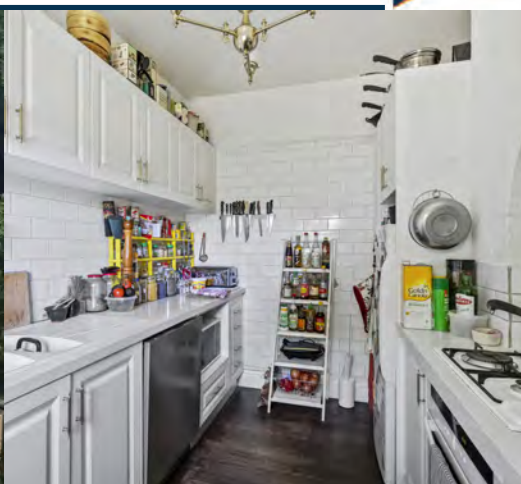
[See more details](#)

Contact Agent

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



312 Elizabeth Street, North Hobart

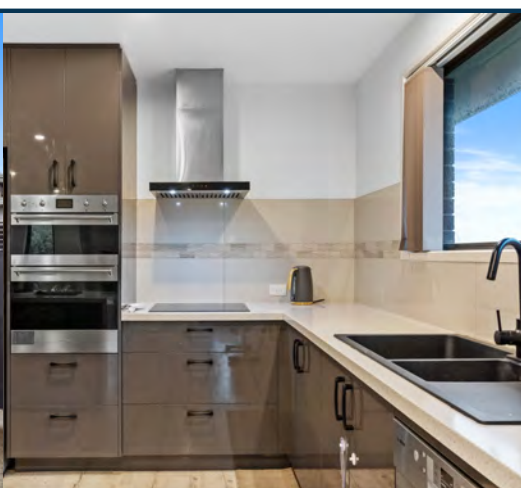
Whilst the home has had some updates, there is still a lot of history on show here. Built in 1900, the property has beautiful high ceilings and original polished floor boards. As you enter the property the first well sized room could either be a second living room or a bedroom depending on your needs. 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.



\$850,000



[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.

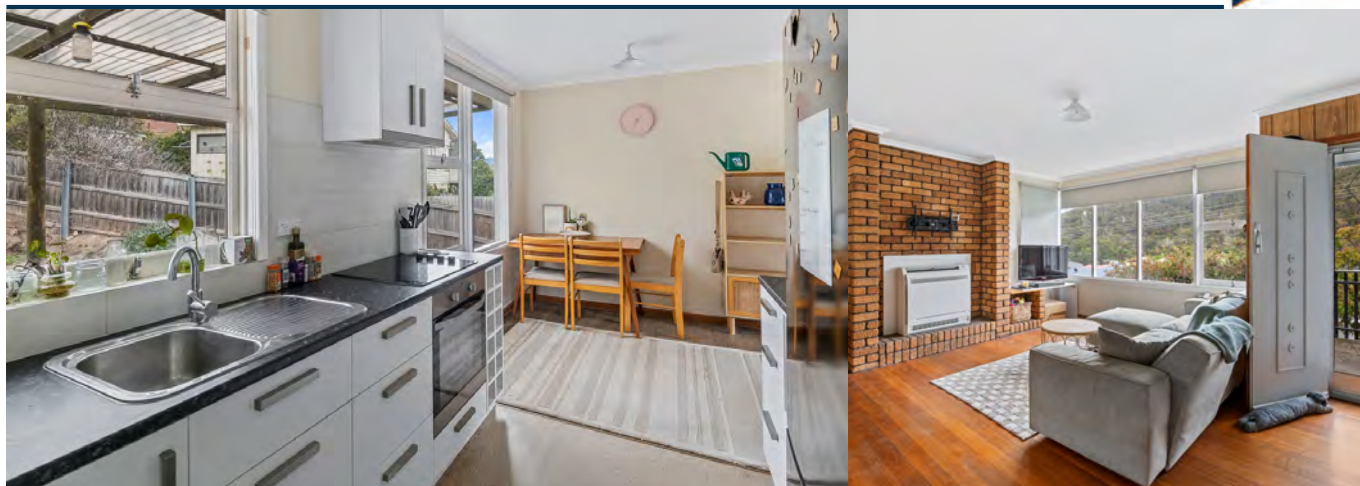


\$600,000



[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.

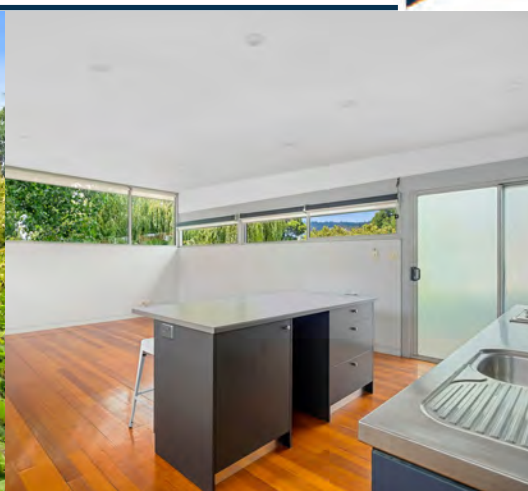
\$350,000



[See more details](#)

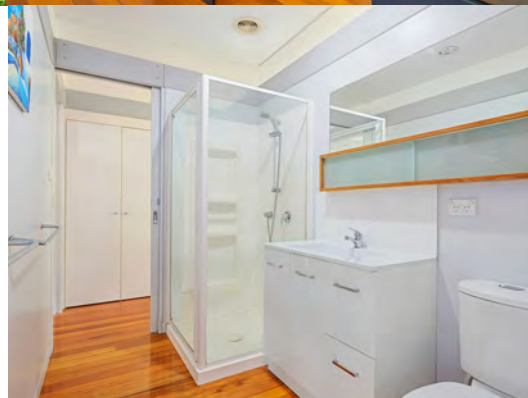


For Sale



2/26 Davey Place, South Hobart

Timber floorboards flow throughout the property offering a sense of home and belonging amongst the trees with open plan kitchen, dining and lounge area. Highset windows allow for ample natural light without compromising on privacy and security. Enjoy a kitchen with island bench and breakfast bar, and good storage thanks to ensemble of cupboards and drawers. Bathroom has shower, large vanity, mirror and toilet with dual access for convenience from either bedroom.



\$475,000



[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.

\$700,000



[See more details](#)

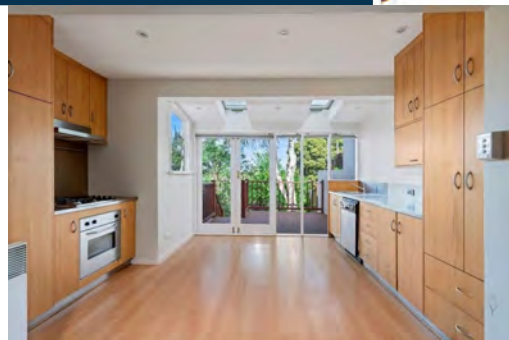


For Rent

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.

The garden is well landscaped with mature trees and a garden shed for additional storage.



\$595/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.



\$575/wk

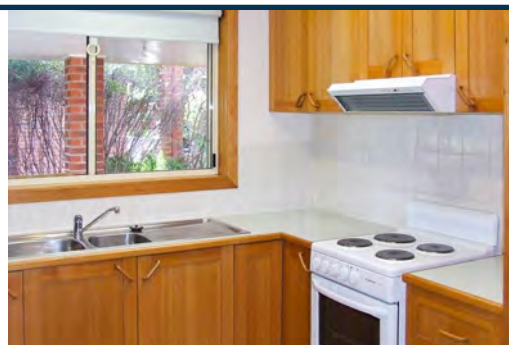


[See more details](#)

3/21 Opal Drive, Blackmans Bay

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. There is a carport with off street parking for visitors.



\$430/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

2/158 Roslyn Avenue, Blackmans Bay

Welcome to this charming villa, perfectly situated within walking distance to Bay view Market, Blackmans Bay Beach, local schools, and with a bus stop right at the front. This villa offers ultimate convenience and modern comfort.

- 2 bedrooms, both with built-in robes
- Modern Kitchen and bathroom
- Outdoor entertainment area
- Heat Pump



\$400/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



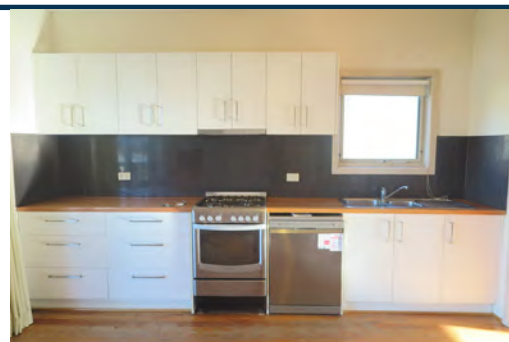
[See more details](#)

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.

We are happy to consider appropriate pets.



\$485/wk

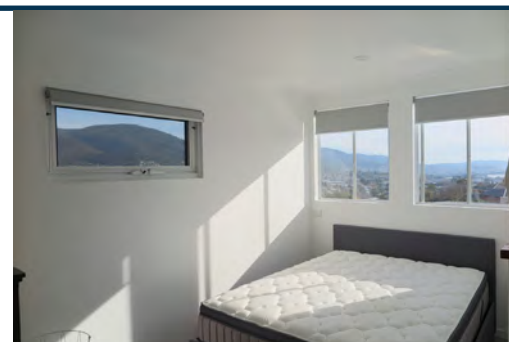


[See more details](#)

29a Eighth Avenue, West Moonah

Available now for a six to 8 month lease the home has a number of quality features and benefits. \$325pw inc pwr & water

- Modern kitchen with an amazing view from the elevated bench table and inclusive of fridge, convection oven and hot plates along with a microwave oven.
- Open plan dining and living room with reverse cycle air conditioner.



\$325/wk



[See more details](#)

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40
years

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The Week In Real Estate

Extract from issue released 13 July 2024



Houses v Units Gap Widens

The gap between house and unit values is widening even though the pace of price growth is becoming stronger in the unit market.

PropTrack analysis shows the difference between median capital city house and unit values was \$286,000 in June 2024 compared to June 2023 when it was \$251,000.

In the past 12 months median house values have increased by 7.23% in capital cities and unit prices have increased by 5.46%, but PropTrack senior economist Eleanor Creagh says in the past quarter unit price growth has picked up pace.

In June 2024 unit values grew by 0.32% across the combined capital cities while house values increased by 0.2%.

Creagh says the affordability of apartments means sales volumes in the year to May 2024 are almost 20% higher than the same period in 2020.

She says the share of apartment sales has increased most in Sydney, Perth and Brisbane.



More Help For Homebuyers

More help is on hand for homebuyers with a further 50,000 places released under the Federal Government's Home Guarantee Scheme.

This includes 35,000 places for the First Home Guarantee, 10,000 places for the Regional First Home Buyer Guarantee and 5,000 places for the Family Home Guarantee. The various schemes allow home buyers to secure a property with a deposit as low as 5% depending on criteria. HIA chief executive Simon Croft says the scheme recognises that saving for a deposit is the largest obstacle to achieving home ownership.

"With the current cost pressures on households, a first home buyer is facing years to save a deposit, and in that time they risk being priced out of the market," he says.

Analysis of the Scheme from the 2022-23 financial year, found about 10,860 of those accessing the scheme living in regional areas.

"More than half of all places under the Scheme, in 2022-23, were taken up by people under the age of 30," Croft says.



Retirement Villages The Solution

New data has revealed retirement units are significantly cheaper than housing in the same postcode.

The latest PwC Property Council Retirement Census shows the average price of a two-bedroom retirement unit is 43% cheaper than the median house price in the same suburb.

It says that retirement villages offer an affordable solution in an unaffordable market with the average cost for a unit in a retirement village, at \$559,000 compared to the \$986,000 median house price in the same postcodes.

Retirement Living Council of Australia Executive Director Daniel Gannon says retirement villages are not just helping older Australians find affordable housing but also helping younger homebuyers by freeing up larger homes in the suburbs.

But he says with the number of Australians aged over 75 to increase from 2 million to 3.4 million by 2040, more needs to be done to provide sufficient retirement living.

PwC Australia partner Funminiyi Oduko says affordability remains a key component of the industry which is facing rising construction costs and limited land supply.

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.


\$875,000

[See more details](#)

3/207 Churchill Avenue, Sandy Bay

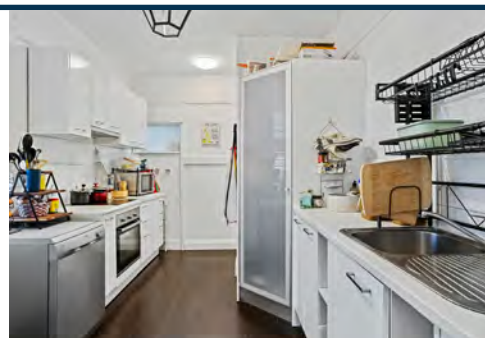
With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built in wardrobe while the floorplan offers fantastic flexibility for singles or couples to use the second bedroom as a home office or study room.


\$485,000

[See more details](#)

53 York Street, Sandy Bay

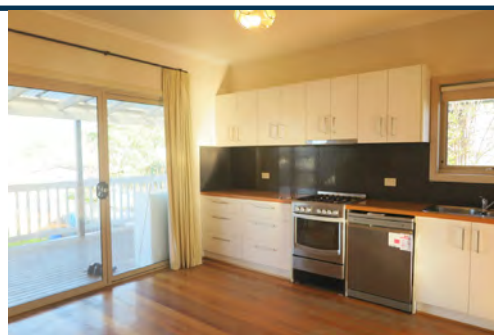
The property, retaining historical charm, is tastefully renovated with a unique design in a fantastic location. This split level, 2 bedroom 2 bathroom property offers a functional layout with north facing living area capturing natural light throughout the day. The split level provides ample flexibility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


\$875,000

[See more details](#)

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](#)

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.

\$500/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](#)



6 Firth Road, Lenah Valley

- 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!
- Separate laundry with access to the backyard and carport
- Large private master room with walk in robe and ensuite
- Under cover parking

\$540/wk



[See more details](#)



For Lease

9 Elizabeth Street, Hobart

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.

The premises is accessed via lift from Elizabeth Street or stair entrance from Macquarie Street.

\$48,000 PA Gross
+GST



121

ZONE Office

[See more details](#)


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.

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

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. The kitchen includes brand-new stainless-steel benches, exhaust canopy, and appropriately sealed flooring with drainage.

Lease by Negotiation

ZONE Hotel / Leisure, Retail

[See more details](#)
