

HOBART TASMANIA

Property Magazine

2 August 2024

FREE

RENTAL OF
THE WEEK

8 Culgoa Street Mornington

PAGE 2



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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



8 Culgoa Street Morningson

Discover your new home in the heart of Morningson! This charming, well-maintained family house at 8 Culgoa Street offers comfort, convenience, and a peaceful lifestyle.

Property Features:

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.

Public Transport: Easy access to bus routes for commuting to Hobart and surrounding areas.

Parks & Recreation: Nearby parks and walking tracks for outdoor activities.



[See more details](#)

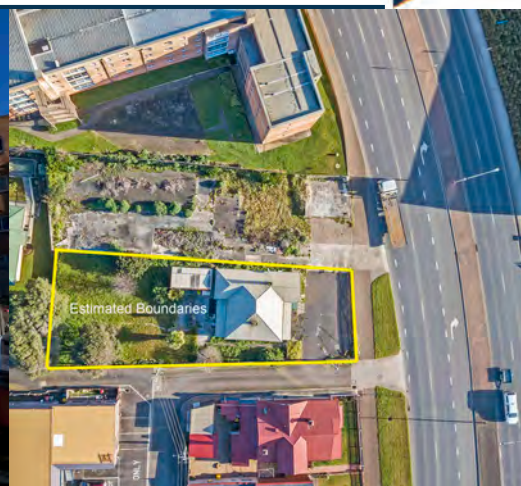
\$500/wk



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



44 North Terrace, Burnie

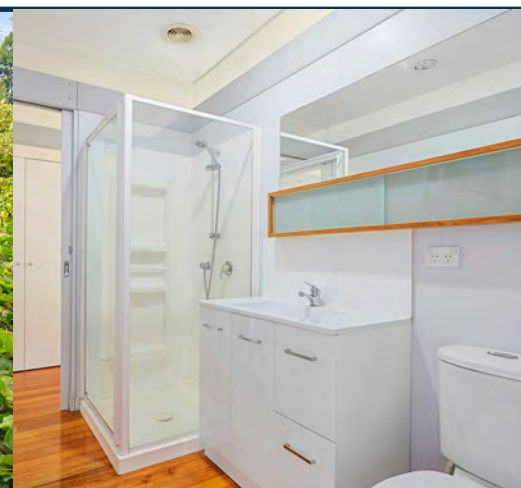
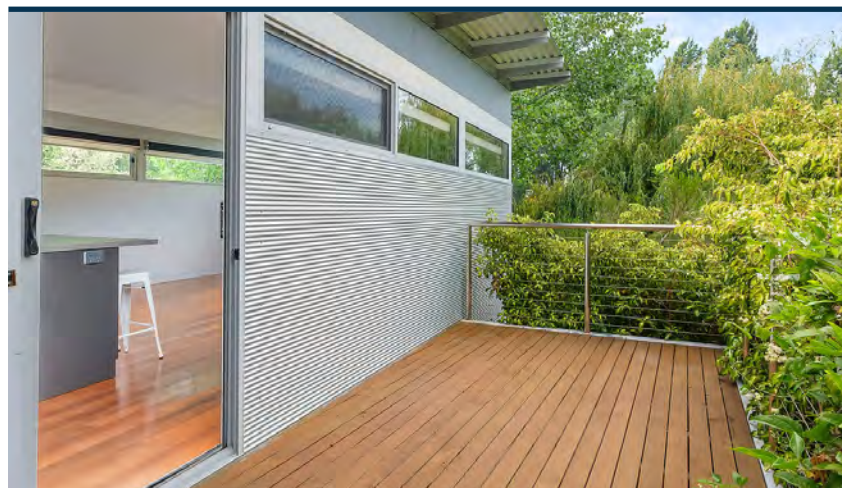
Located within 30 second walk of beachfront and penguin sanctuary with pleasant outlook and water views this spacious 3 bedroom family property beckons you home. With updates in recent times to kitchen and bathroom spaces the home offers warm and welcoming charm in sunny position and upon allotment of approx. 797 square metres there is plenty of room for growth, children to play and furry friends to roam.



\$500,000



[See more details](#)



2/26 Davey Place, South Hobart

A comfortable and cosy home awaits you at 2/26 Davey Place. This neat 2 bedroom and 1 bathroom unit will be well suited to those seeking first home, a 'city pad' or sound opportunity for savvy investors. Built circa 2003 the property is nestled a stones throw from the shops and amenities of South Hobart as well as Hobart CBD.

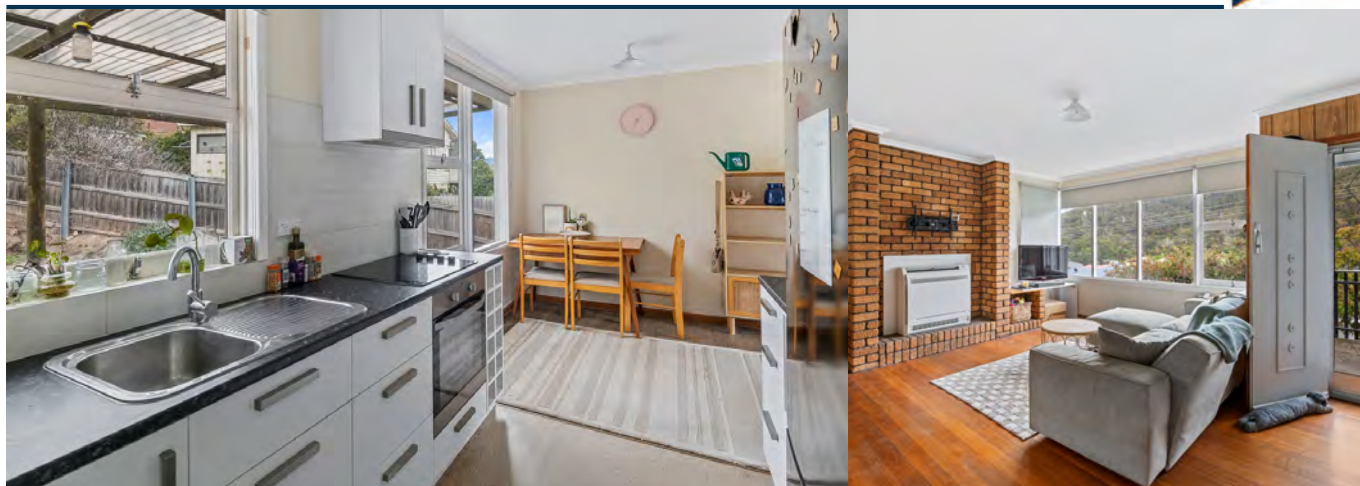


\$475,000



[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](#)



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](#)



For Sale



32 Blair Street, Lutana

Upon arrival you shall have convenience of multiple off street parking spaces, including a carport and satisfying front garden. Through the front door and into entry hall gives you choice of movement to living spaces or towards the bedrooms with fantastic coat cupboard nestled neatly inside. Enjoy an open plan living and dining space well met with an abundance of storage and benchspace in the kitchen, as well as spacious laundry with access to and from the backyard.



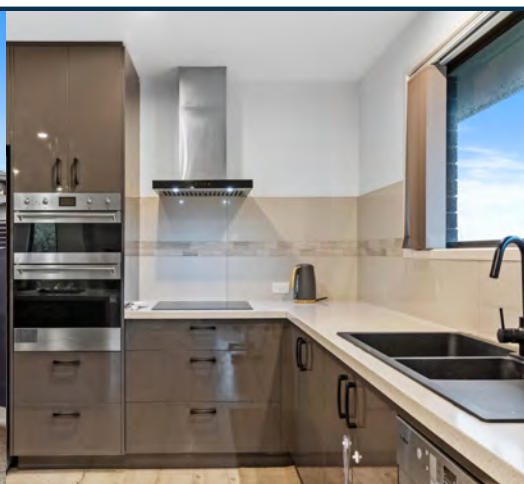
\$565,000

 3

 1

 2

[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.



\$585,000

 3

 2

 2

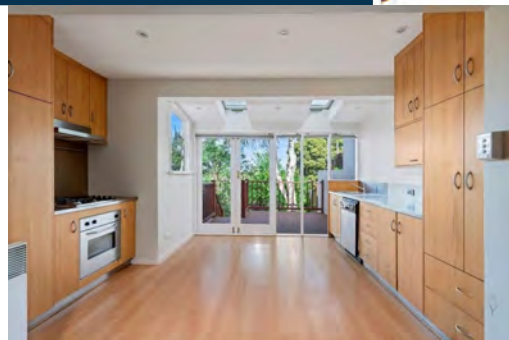
[See more details](#)

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](#)

85 Tolosa Street, Glenorchy

This beautifully updated property offers a perfect blend of modern amenities and comfortable living spaces, ideal for families.

Key Features and Benefits.

- Updated Kitchen
- New Roller Blinds
- Freshly Painted
- 3 Bedrooms, with built in robes



\$520/wk



[See more details](#)

2/175 Goulburn Street, West Hobart

- Character brick cottage
- Good sized open plan living on the ground level
- Modern kitchen with terracotta floor tiles
- Separate cooktop and under bench oven
- Cat considered but no dogs
- No off street parking



\$400/wk



[See more details](#)

For Rent

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.

The home is convenient to the Sandy Bay shopping precinct and a short walk to Marieville Esplanade and Derwent Sailing Club.

We are happy to consider appropriate pets.



\$850/wk

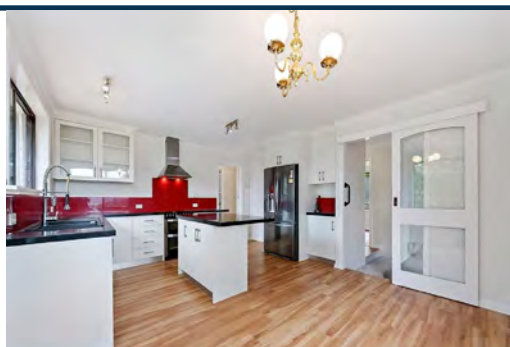


[See more details](#)

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.

- A large kitchen/dining area with dishwasher included
- An elevator for ease of access into the garage/granny flat below
- Ducted heating system



\$730/wk



[See more details](#)

1/7 Dalkeith Court, Sandy Bay

- Bright and Spacious Bedrooms: Three bedrooms with built-in wardrobes ensure ample storage and natural light.
- Modern Bathroom: A thoughtfully designed bathroom combined with a laundry area for ultimate convenience.
- Sleek Kitchen: Contemporary kitchen fitted with modern appliances and plenty of storage space.



\$450/wk



[See more details](#)

12 Oldham Avenue, New Town

- Location: Situated in the heart of New Town, moments away from shops, cafes, and parks.
- Interior: Well-appointed kitchen, spacious living areas, and two comfortable bedrooms.
- Outdoor Space: Private backyard space perfect for relaxation or entertaining guests.



\$500/wk



[See more details](#)

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40
years

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The Week In Real Estate

Extract from issue released 27 July 2024



More Price Growth Ahead

The Australian property market still has plenty of growth ahead of it according to KPMG.

It is forecasting that house prices will increase nationally by 5.3% in the next six months, and by another 5.6% over 2025.

It says apartment prices will rise by 4.5% by the end of 2024 and in 2025 will increase by 5.6%.

KMPG chief economist Dr Brendan Rynne says the market has withstood a period of high interest rates, inflation and subdued consumer sentiment and still provided strong price growth.

"Many barriers remain to developers building new homes while continuing high rental costs are pushing renters to look to buy instead which is pushing up demand," he says.

"Foreign investment activity has also yet to regain its levels of two years ago. But overall, we will still see solid price gains over the next 18 months, especially in 2025, as the RBA starts to introduce rate cuts, as we anticipate."



Top Performing Locations

New PropTrack data shows where the big winners in Australia's property market are. It has analysed the suburbs with higher demand, faster selling times and strong price growth, with many affordable locations making the list. PropTrack senior economist Anne Flaherty says locations where prices are lower and homes offer more value are in high demand. "Those affordable pockets are now attracting a greater pool of buyers because that same pool of buyers is being priced out of a lot more regions. This is intensifying buyer demand in Australia's more affordable pockets, leading to faster selling times and higher prices." Western Australia suburbs had the highest house price growth in the first six months of 2024, with three Medina, Parmelia and Orelia, all with growth of around 25%. Most of the top suburbs for house price growth had a median value below \$600,000, while only one had a median above \$800,000. In Queensland, Brisbane suburb Stafford and Townsville suburbs, Rasmussen and Cranbrook had growth of more than 15%. In NSW, Merrylands West, Guildford West and Guildford were up by about 11%, while South Australia's best performers were New Port, Norwood and Glenside, up about 17%. Victoria's top performers were Rutherglen, Merbin and Eagle Point up about 7%.



Listings Lifting

It may seem like there has been little on offer for the past four years, but listings are finally on the way up.

According to realestate.com.au new listings in June are up nationally by 1.3% compared to the same time last year, and in the combined capital cities, there are 5% more listings to choose from.

It says new listing volumes have surpassed expectations, with monthly new advertised properties higher than the five-year average.

Data from Ray White shows listing authorities jumped 19% nationally over the past 28 days compared to the same time last year, Listing authorities are an indication that properties are being prepared for the market.

Year on year new listings are up 9.1% in Melbourne, 7.8% in Sydney, 6.5% in Hobart and 5% in Brisbane. In regional centres, new listings are down in all markets except regional South Australia which is up 8.2% year on year.

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

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](#)

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.


\$350,000

[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

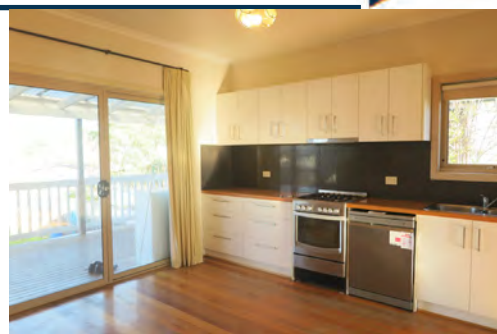
[See more details](#)

For Rent

16 Lennox Avenue, Lutana

- Master bedroom comes with large wardrobe.
- Two other good size bedrooms.
- Modern kitchen with timber bench tops, cupboards, pantry, twin sink, dishwasher and fridge if required.
- Bathroom comprises walk in shower, bath, toilet, vanity and mirror.

We are happy to consider appropriate pets.



\$485/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.



\$650/wk

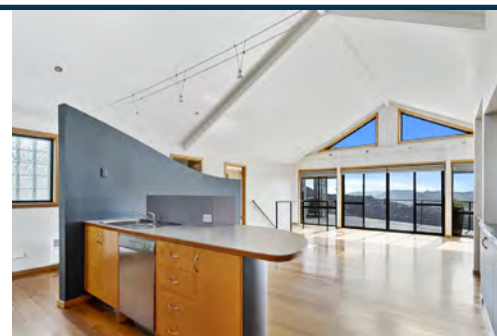


[See more details](#)

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.



\$850/wk

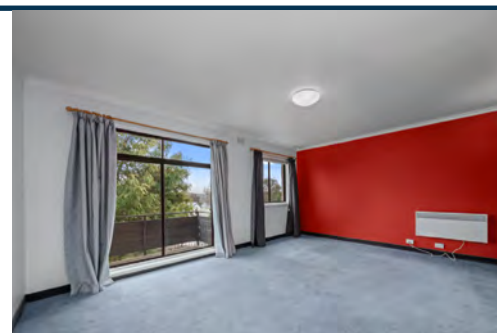


[See more details](#)

14/8 Allison Street, West Hobart

This newly refurbished two bedroom unit is idyllically situated to capture our rare winter sun whilst boasting an expansive view and offering modern comfort.

Property comes with gated security, off street parking and is conveniently located to a variety of local shops, cafes, grocers, parks and public transport.



\$425/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](#)


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. •392sqm building area approx with 4,300sqm site area approximately

Contact Agent

ZONE Industrial / Warehouse, Other,
Showrooms / Bulk goods

[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.

Contact Agent

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. 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](#)
