

HOBART TASMANIA

Property Magazine

26 July 2024

FREE

PROPERTY
OF THE WEEK

9/7 Lynton Avenue
South Hobart

PAGE 2

Edwards Windsor
a smartre agency

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89 Brisbane Street, Hobart

Property of the Week



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.

This unit has been exceptionally well maintained ensuring there is nothing for you to do as the new owner. There is currently an active tenancy until January 2025.



[See more details](#)

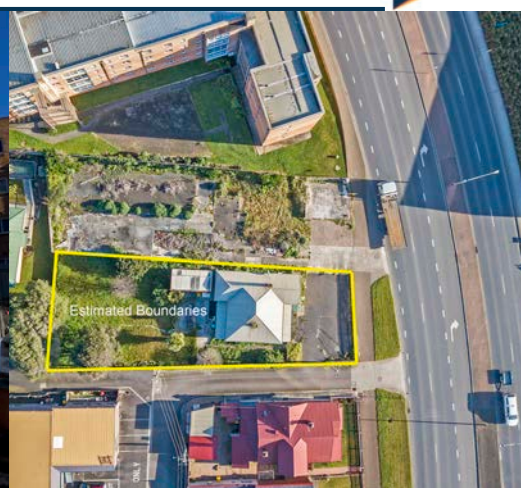
\$474,000



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.



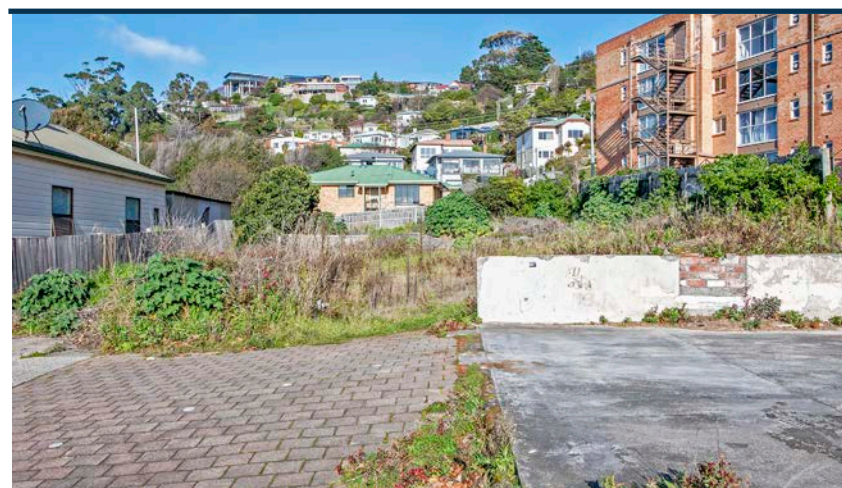
\$500,000

 **3**

 **1**

 **4**

[See more details](#)



45 North Terrace, Burnie

Located in prime position on the city fringe this property offers incredible opportunity to build your own seaside home or coastal escape. Sitting upon an allotment of approx. 723square metres and zoned General Residential with mostly level ground allowing room and ability for a dream home, first home or potential for multiple dwellings subject to council approvals.



\$300,000

Land: 723m²

[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. 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.



\$825,000



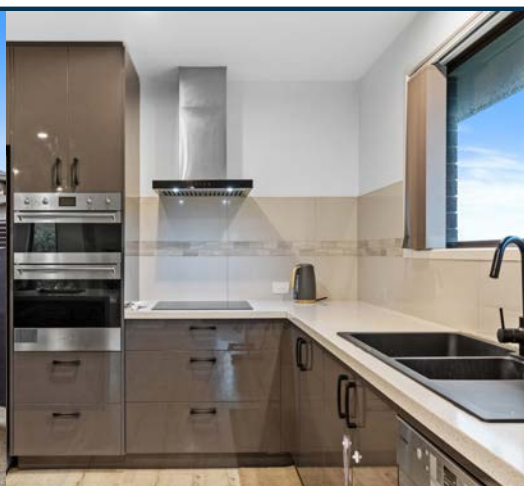
[See more details](#)



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.



\$585,000



[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](#)

4/9 Seventh Avenue, West Moonah

Discover the perfect blend of comfort and convenience in this beautifully maintained home. Ideal for families or professionals, this property offers a spacious and functional layout that you will love coming home to.

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.



\$500/wk



[See more details](#)

For Rent

1/2 Fraser Street, Kingston

The living area features a reverse cycle heat pump/air conditioner to maintain a comfortable temperate year-round. The bathroom is fitted with a modern shower and vanity, along with a separate bath. Further along the hallway are two double bedrooms, the main with built in robes and plenty of storage space.

The property also offers a well-sized carport area and a flat private yard.



\$395/wk



[See more details](#)

1/122 Summerleas Road, Kingston

This terrific 2-bedroom brick villa unit is in a great location within walking distance to the main shopping centre and all the amenities Kingston has to offer.

Features of this home include freshly painted and new carpet throughout, light and airy rooms, reverse cycle air conditioning, a neat bathroom/laundry, a well functioning kitchen, double sized bedrooms, off street parking for one vehicle and a neat garden.



\$390/wk



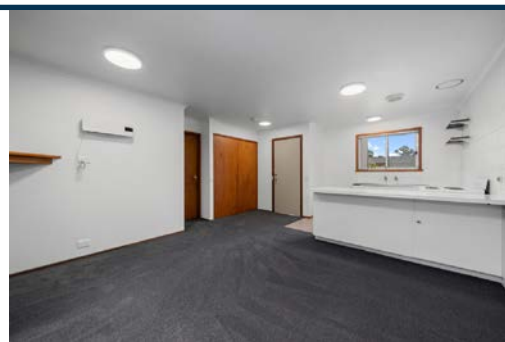
[See more details](#)

18/50 Burtonia Street, Rokeby

The unit comprises of a single bedroom with a vanity/desk space and a built in wardrobe accompanied with direct access to combined bathroom/laundry facilities, with a shower over bath and separate vanity/toilet.

The kitchen has ample bench and cupboard space for added convenience.

There is a small, private backyard that is easy to maintain.



\$340/wk

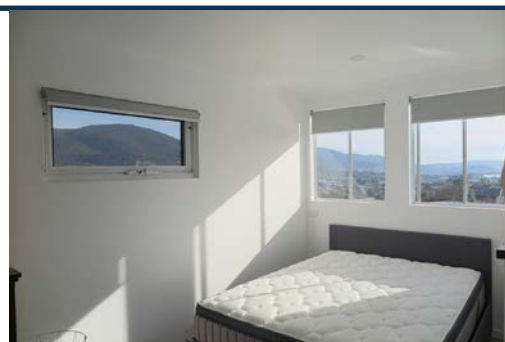


[See more details](#)

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 20 July 2024



Financial Year Ends On High

Homebuyers are increasingly looking for alternative ways to buy a home without waiting to save up a 20% deposit, according to a new survey.

Finance provider Helia says more than 75% of all prospective home buyers have saved less than a 20% deposit as the costs of living make the traditional 20% deposit no longer realistic. Its survey found that first-time home buyers are considering taking out Lender's Mortgage Insurance (90%), asking their parents for help (45%), or using government borrowing schemes (48%). Chief commercial officer of Helia, Greg McAweeney, says the number of first-time buyers considering paying Lender's Mortgage Insurance has risen dramatically from when the survey was done last year and only 20% were considering it.

He says most prospective buyers are showing resilience in the face of the current market challenges and researching alternative ways to achieve their home ownership dreams.

Data released by the Australian Finance Group this week shows that brokers ended the financial year at a new high, with it recording \$23.3 billion in mortgage finance in the last quarter.

How High Will It Go?

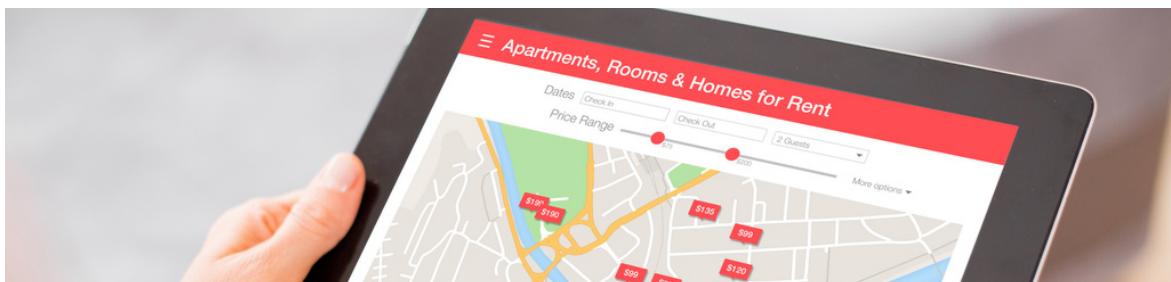
Property prices are predicted to keep rising throughout the new financial year, although at a slower pace than in FY2024.

Analysis by PropTrack shows the smaller capital cities are most likely to record the strongest growth. It says home prices are expected to increase by between 8% and 11% in Perth and 5% and 8% in Adelaide.

"The relative affordability of these cities, coupled with the decline in homes for sale, as seen by their respective 23% and 9% year-on-year decrease in total listings, have been drivers of their significant growth in the past year," it says.

Sydney, Melbourne, and Brisbane home prices are forecasted to rise 3% and 6% in the next 12 months. REA Group economic analyst, Megan Lieu says a tight rental market has contributed to robust increases in the past financial year with many renters deciding to buy instead of facing an expensive and tight rental market.

"Demand from buyers is expected to remain high in the coming months, particularly in Perth and Adelaide where supply is short and homes are more affordable," Lieu says.



Listings Remain Low

Listings continue to be an issue with new SQM Research analysis showing that residential listings dropped by 8.3% between May and June.

The drop equates to almost 21,000 fewer properties on the market. According to SQM Research, with the deficit was felt across all major capital cities.

Adelaide experienced the biggest drop of 15.3% in the month, followed by Melbourne and Perth which were both down by 11.9%. Listings were down by 9.6% in Canberra, 8% in Hobart, 7.7% in Sydney, 7.5% in Brisbane and 1.3% in Darwin. SQM Research managing director Louis Christopher says the drop in listings is a result of the "standard winter lull effect".

With listings down, demand is continuing to push prices higher according to Christopher with asking prices in the combined capital cities up by 0.5% in June.

He says the price growth is being driven by Brisbane, Perth and Canberra markets.

"While the housing market may be slowing in Sydney and Melbourne, the same cannot be said for these three cities," he says.

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.



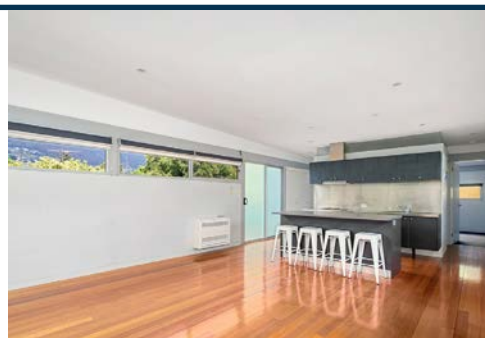
\$485,000



[See more details](#)

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



\$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

3/105 Amy Street, West Moonah

Having just been repainted and new carpet throughout, this neat and tidy two storey, light filled, conjoined town house with great views, may be just what you have been looking for.

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.



\$450/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](#)

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.



\$450/wk



[See more details](#)

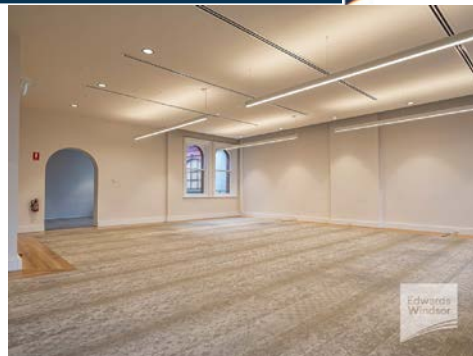
For Lease

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](#)

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.



FOR SALE

\$1,100,000

ZONE Retail

[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](#)