

HOBERT TASMANIA

Property Magazine

5 July 2024

FREE

PROPERTY
OF THE WEEK

2/26 Davey Place South Hobart

PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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.

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. Both bedrooms are of double size and contain built in robes with linen and storage available in the hall as well as European Style laundry connections.



\$475,000

[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](#)



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. Bathroom contains shower over bath, vanity and mirror with a toilet separate for convenience.

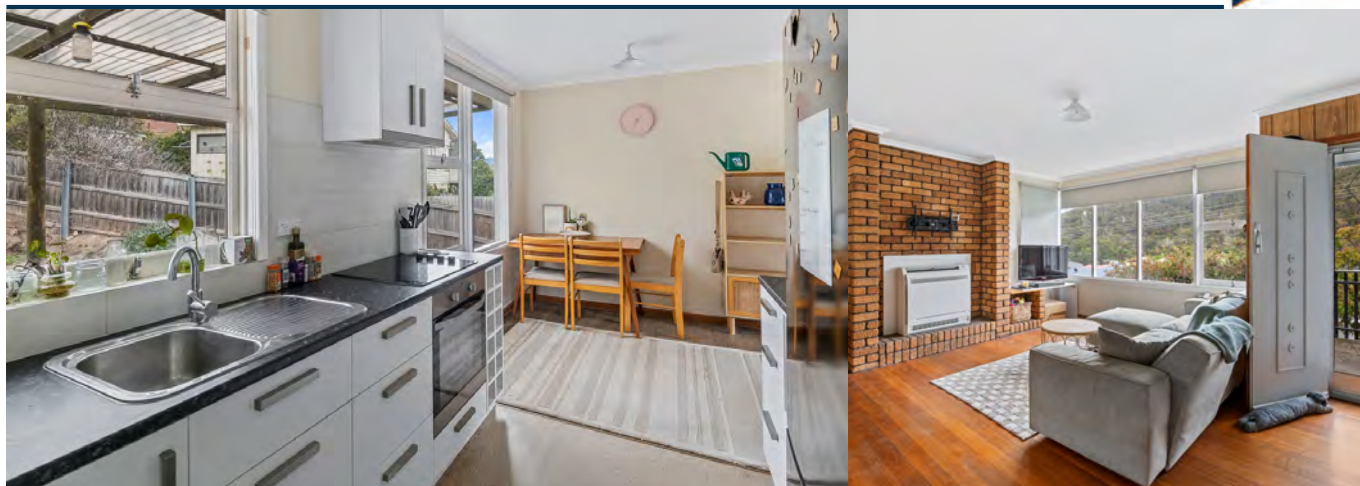


\$700,000



[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



3

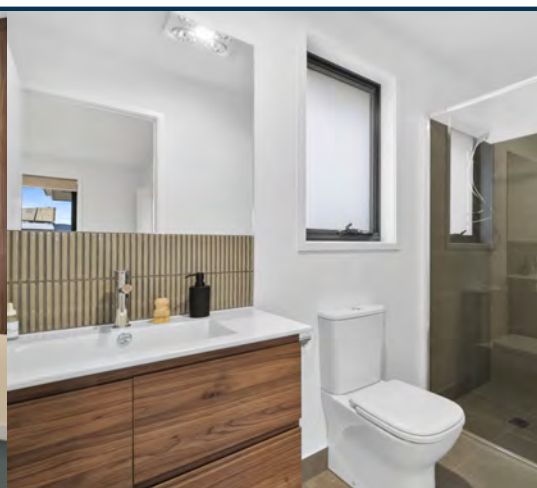


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[See more details](#)



34 Federation Drive, Sorell

From entry, enjoy seamless blend of neutral colour schemes completed by natural woody tones thanks to hard wearing hybrid flooring and blending cabinetry, whilst outside enjoy a fully fenced, low maintenance garden with a well established lawn ready and waiting for furry friends and children alike to frolic and claim as their own.

\$630,000



3



2



2

[See more details](#)



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.



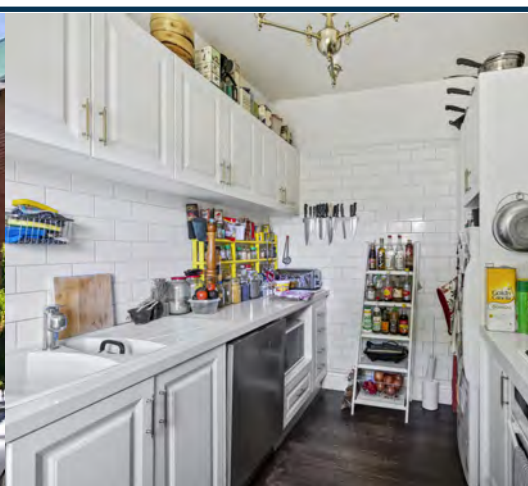
\$675,000

3

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3

[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

4

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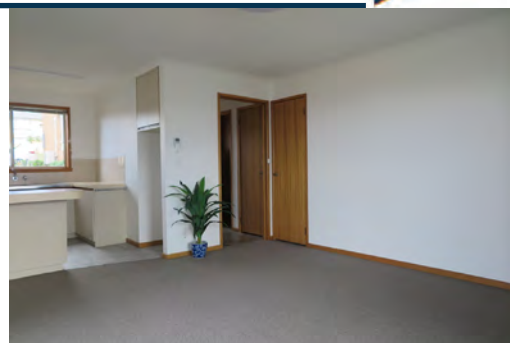
[See more details](#)

For Rent

3/105 Amy Street, West Moonah

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

Upstairs are the two double bedrooms, both with built in wardrobes and the main bathroom with separate bath and shower.



\$450/wk



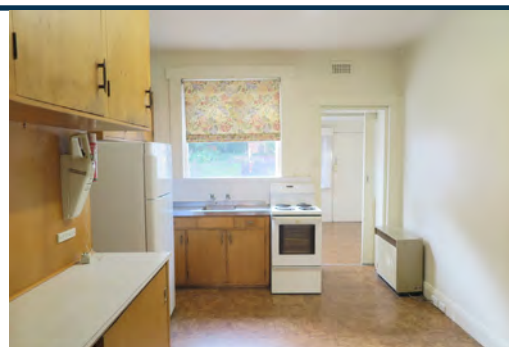
[See more details](#)

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](#)

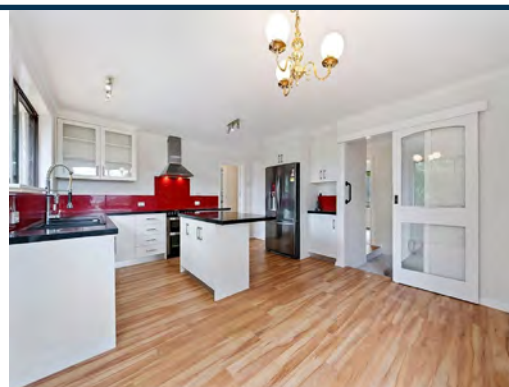
47 Begonia Street, Lindisfarne

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.

Pets may be considered upon application

If you feel this property suits your needs, book a showing today!

Virtual Tour to come.



\$750/wk



[See more details](#)

144 Melville Street, Hobart

Step through the stained-glass doorway to experience high ceilings, polished timber floors, and charming fireplaces.

The central living area, adorned with built-in shelving and cabinets, serves as a perfect focal point for gatherings and relaxation. The kitchen seamlessly flows into the family living and dining area, which opens onto the elevated rear deck and private paved garden.



\$695/wk



[See more details](#)

For Rent

6 Firth Road, Lenah Valley

Located in a quiet area of Lenah Valley, off Girrabong Road within a short drive to the Hobart CBD, Moonah, New Town and Glenorchy, this 3 bedroom house is well-designed with a very liveable layout, ideally suited to a small family.

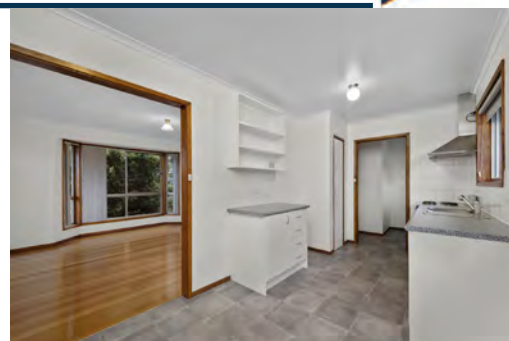
Some key benefits and features:

- 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!

\$540/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](#)



3/21 Opal Drive, Blackmans Bay

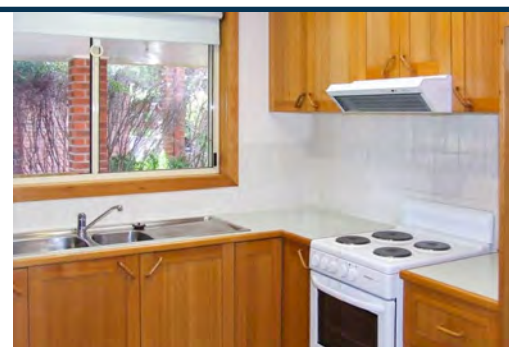
This is one of three units in the well-positioned area of Opal Drive. The property consists of two bedrooms with built-in robes, a separate toilet and the bathroom, with the bathroom having a separate shower and bath. The large laundry leads out to a fully fenced, easily maintainable back yard.

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

\$440/wk



[See more details](#)



7 Jimbirn Street, Berriedale

This large family home will delight those looking for extra living space with the additional bonus of having a lovely garden to enjoy without the upkeep. The large, versatile space will suit a range of family dynamics and those wanting to work or study from home.

There are four very sizable bedrooms, the master having a built in robe with the other two double bedrooms having wardrobes.

\$475/wk



[See more details](#)





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The Week In Real Estate

Extract from issue released 29 June 2024



Where Investors Do Best

There are still plenty of locations where rental returns will cover mortgage repayments for investors according to a new analysis by PropTrack. It says despite interest rate rises in recent years, investors can find locations where rental yields are high and properties affordable to buy. PropTrack senior economist Eleanor Creagh says rising rents and low vacancy rates mean investors are returning to the market. She says rents are growing at a faster rate than property prices, pushing gross rental yields to the highest point in almost four years. Across the combined capital cities, they hit 4.3% in the March quarter, and in regional Australia, they were 4.6%. Unit rental yields are higher, 4.9%, than houses 3.9%. Creagh says in capital cities the suburbs with the highest rental yields tend to be found in the outer suburbs. House yields are strongest in:

Melbourne: Wollert, Coolaroo and Dallas.

Canberra: Phillip, Coombs and Isabella Plains.

Sydney: Killarney Vale, Watanobbi and Blue Haven.

Adelaide: Elizabeth North, Smithfield Plains and Davoren Park.

Hobart: Gagebrook, Clarendon Vale and Bridgewater.

Greater Brisbane: Laidley, Churchill and North Booval.

Perth: Hilbert, Medina and Stratton.

Darwin: Moulden, Gray and Woodroffe.

Regional Markets To Outperform

Regional house prices are expected to hit record highs in almost all parts of Australia in the next 12 months, according to analysis by Domain.

Its FY2025 Price Forecast Report predicts Queensland's Gold and Sunshine Coasts will achieve the strongest growth and will become the most expensive regional housing markets in Australia. It predicts the Gold Coast will grow by between 3% and 6% and the Sunshine Coast will grow by between 2% and 5%.

Regional Queensland is predicted to grow by between 2% and 4% and Regional NSW by up to 3%. Regional Victoria is predicted to drop by between 0% and 3%. Domain Chief of Research and Economics Dr Nicola Powell, says regional house prices in NSW and Queensland would improve the most in large regional towns, such as Tamworth, and satellite towns of the major cities, such as Wollongong and Newcastle. She says ongoing undersupply will continue to drive the markets. Powell says taxation changes in Victoria impacted that market and investors are looking elsewhere because the capital growth isn't there.



New Property Demand

Demand for new homes is on the increase with a surge in people searching for new developments online.

A report into searches on realestate.com.au shows a 9% increase in potential buyers looking for new builds compared to the same time last year.

Inquiries, that is potential buyers contacting sellers about the properties, also lifted by almost a third. Senior data analyst Karen Dellow says with a lack of listings of existing properties property searchers were looking toward the new home market.

"The number of new development listings on realestate.com.au has increased by 6.64% from last year. However, building approvals for new developments remain sluggish and insufficient to meet the population's growing needs," she says.

April 2024 Building Approvals data released by the Australian Bureau of Statistics (ABS) show a drop of 0.3% in dwellings approved following a 2.7% increase in March.

The report shows that the most searched locations for new apartment developments are in inner Melbourne and the Gold Coast. Canberra had the most inquiries per listing for all types of properties in May, which was followed by the Richmond-Tweed region.

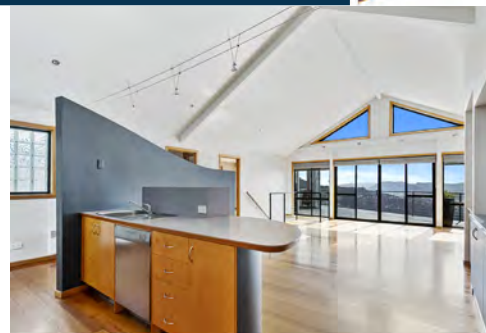
For Rent

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

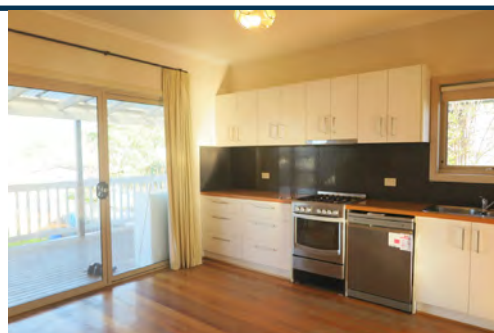
[See more details](#)

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

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. On the lower level there is a stylish modern kitchen with plenty of storage which is open to the dining room and another set of wooden framed double glazed doors to the second balcony and access to the garden.

\$595/wk



3



2



1

[See more details](#)



2/201 Brighton Road, Brighton

This neat two bedroom villa unit is in the heart of Brighton and is close to shops and transport. If you are after a unit all on one level in a secure complex this one is worth viewing!

Please visit our website to book an inspection online, or view our virtual tour.

Pets are not suitable for this property.

\$420/wk



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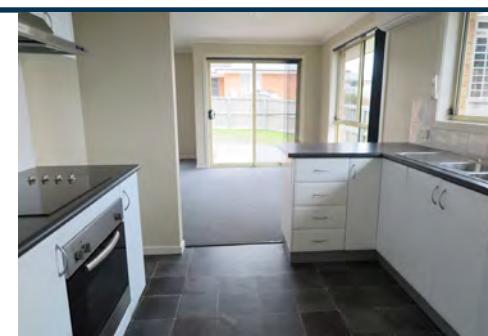


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[See more details](#)



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



4

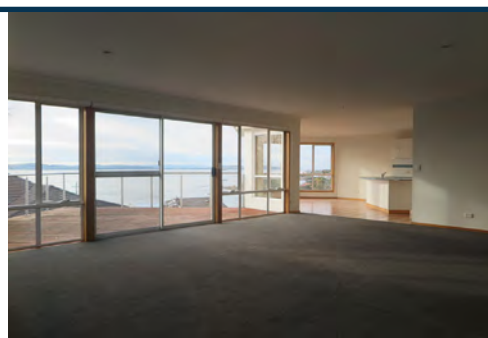


2



2

[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



2

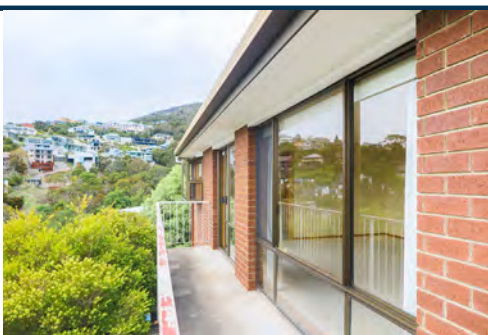


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[See more details](#)



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



42

ZONE

Office

[See more details](#)

